



# Community Profiles Map Series for Nicollet County

Maps for HTC 2017, RFP 2016

# Community Profiles –Maps for HTC 2017 and RFP 2016

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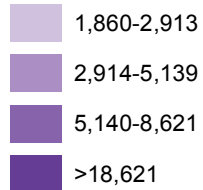
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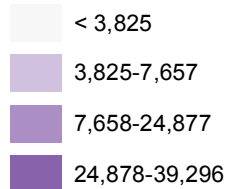
# 1) Total Low and Moderate Wage Jobs within 5 Miles (by region)

Nicollet County

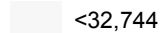
## Greater Minnesota



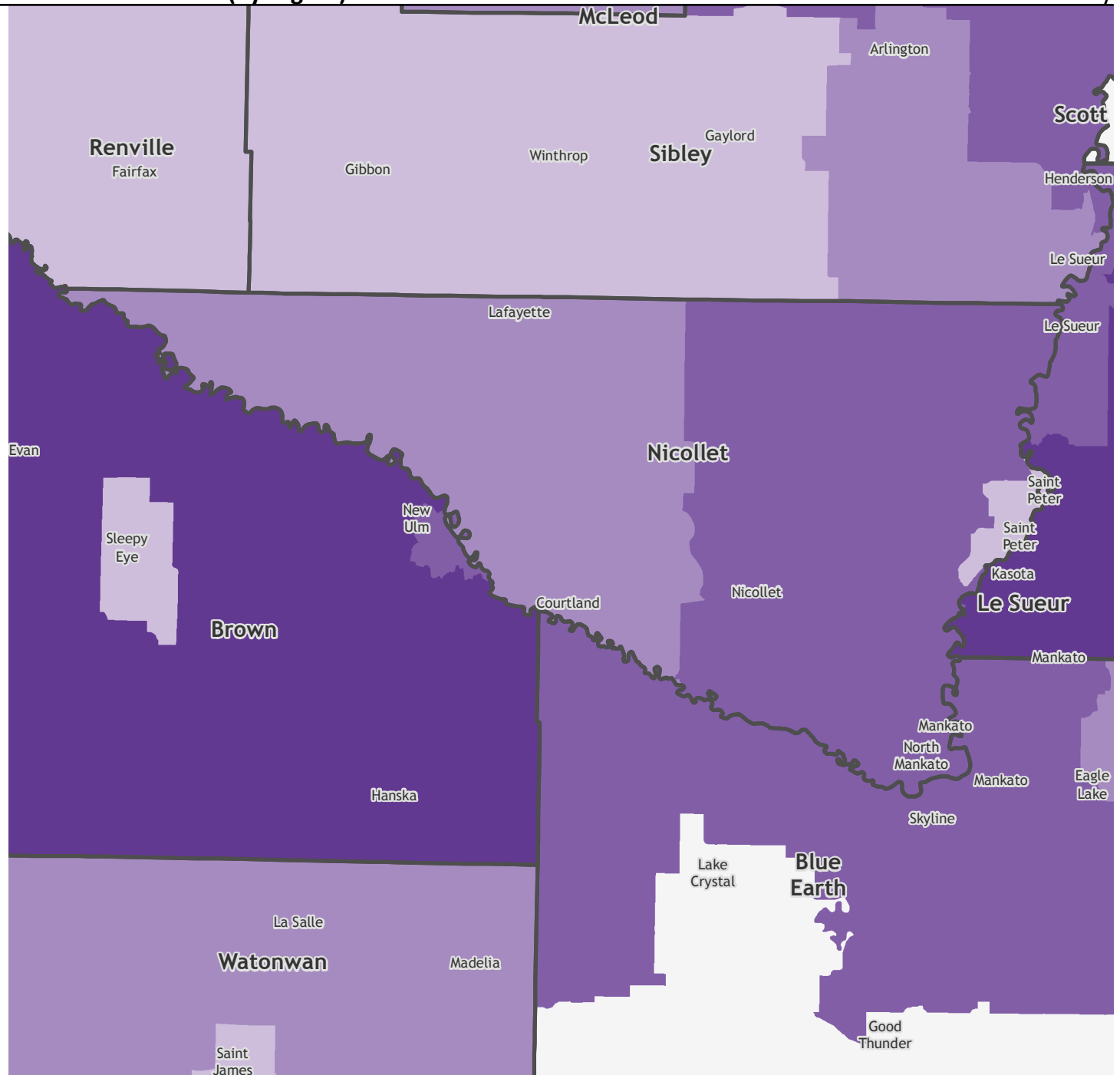
## NonTwin Cities MSA



## Twin Cities 7 County

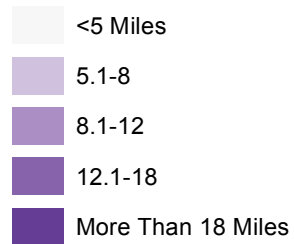


Low and Moderate Wage jobs are defined as those with monthly incomes <\$3,333 (about \$40,000 annually). Jobs are summarized with the census tract and within 5 miles of the census tract boundary.

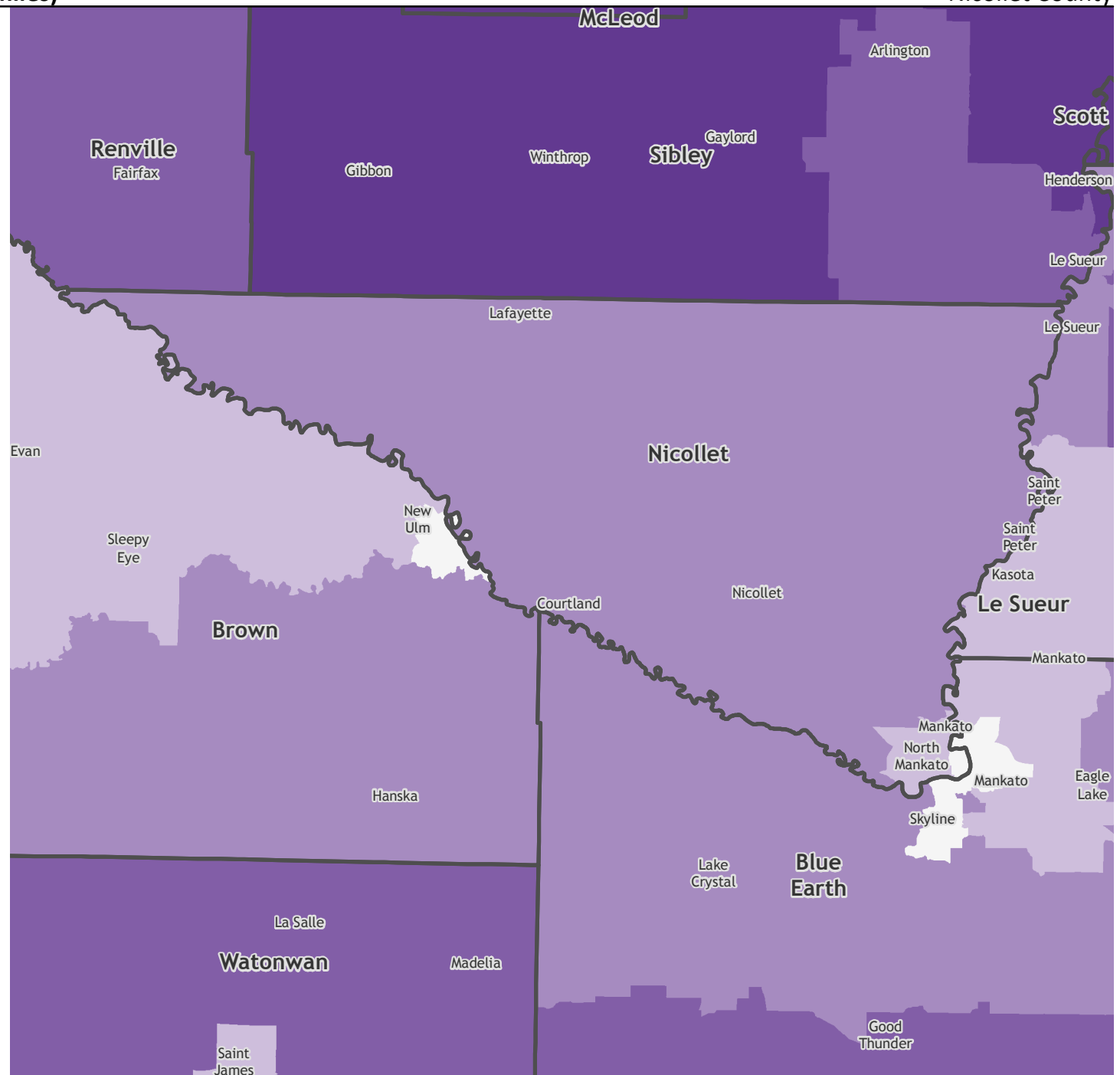


## 2) Median Distance to Work (in miles)

Nicollet County

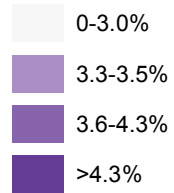


The distance to work that workers who live in this tract travel to their primary employment.

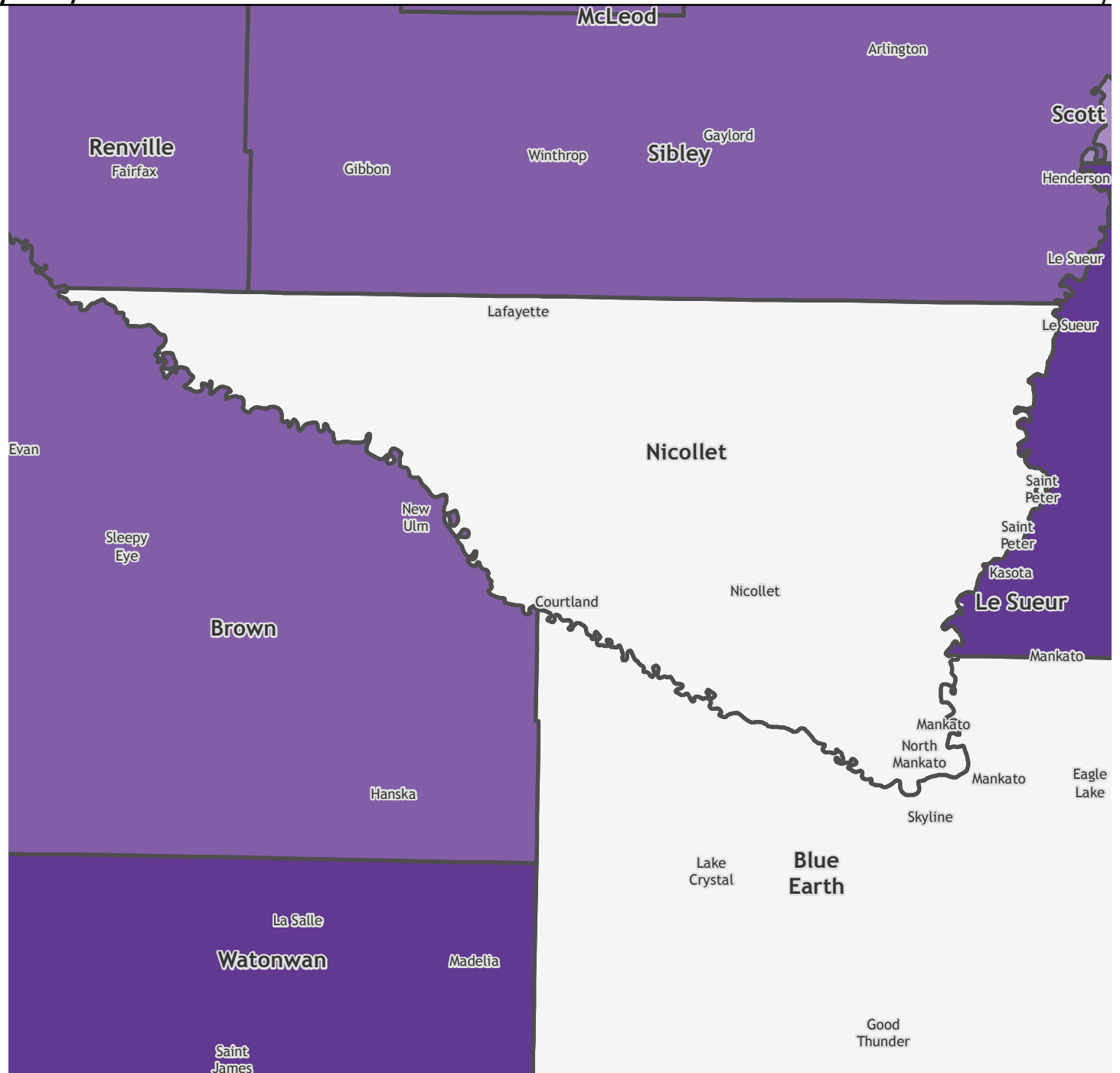


### 3) Unemployment Rate (February 2015)

Nicollet County



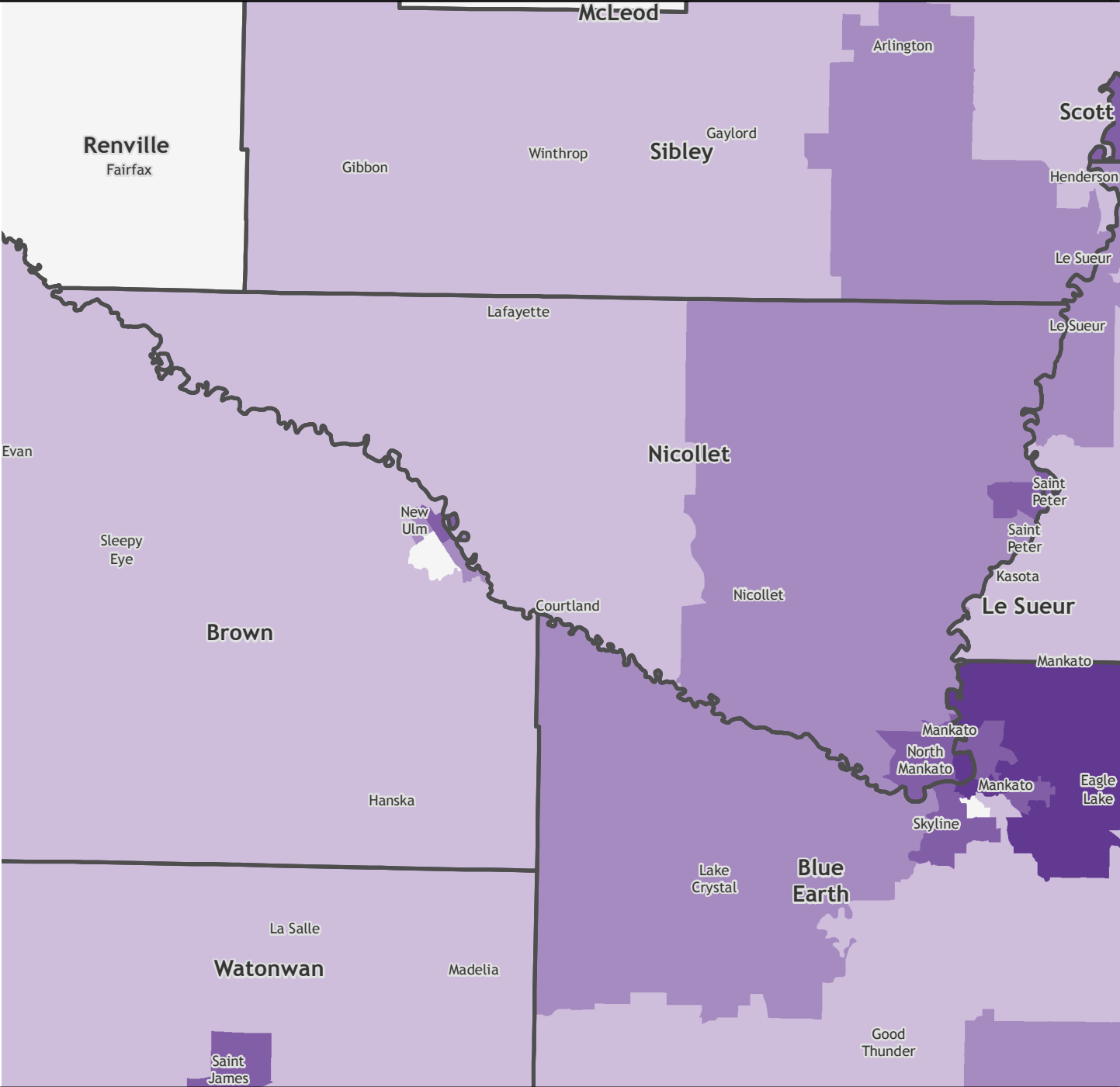
Unemployment rates are reported from the city rates if city data is published, and by county if no city data is available.



4a) Percentage of Population Age 25-34

Nicollet County

- 0-9.1%
- 9.2-11.4%
- 11.5-13.8%
- 13.9-17.5%
- 17.6-43.9%



4.5 Miles

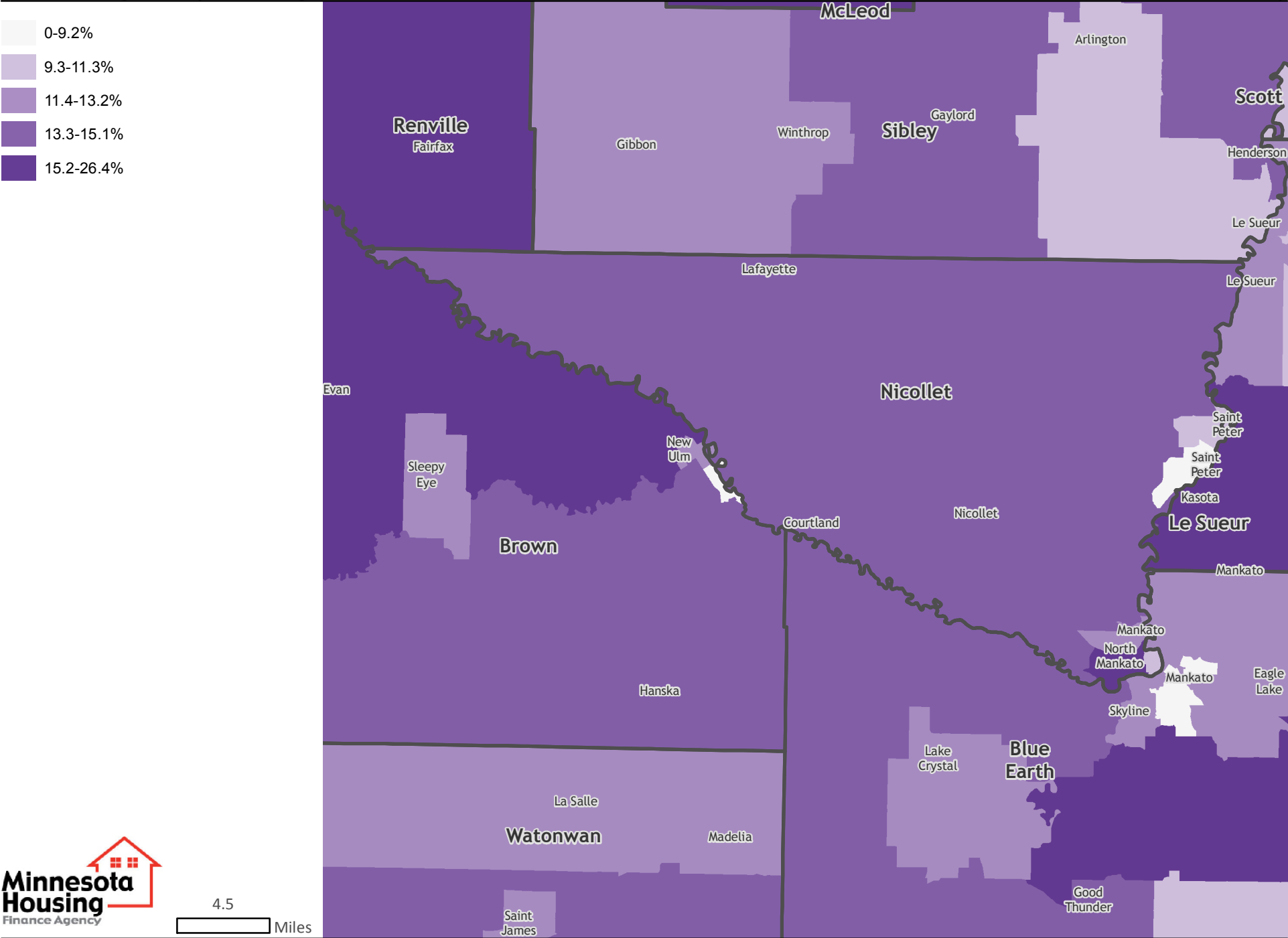
Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

Nicollet County

Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

4c) Percentage of Population Age 55-64

Nicollet County



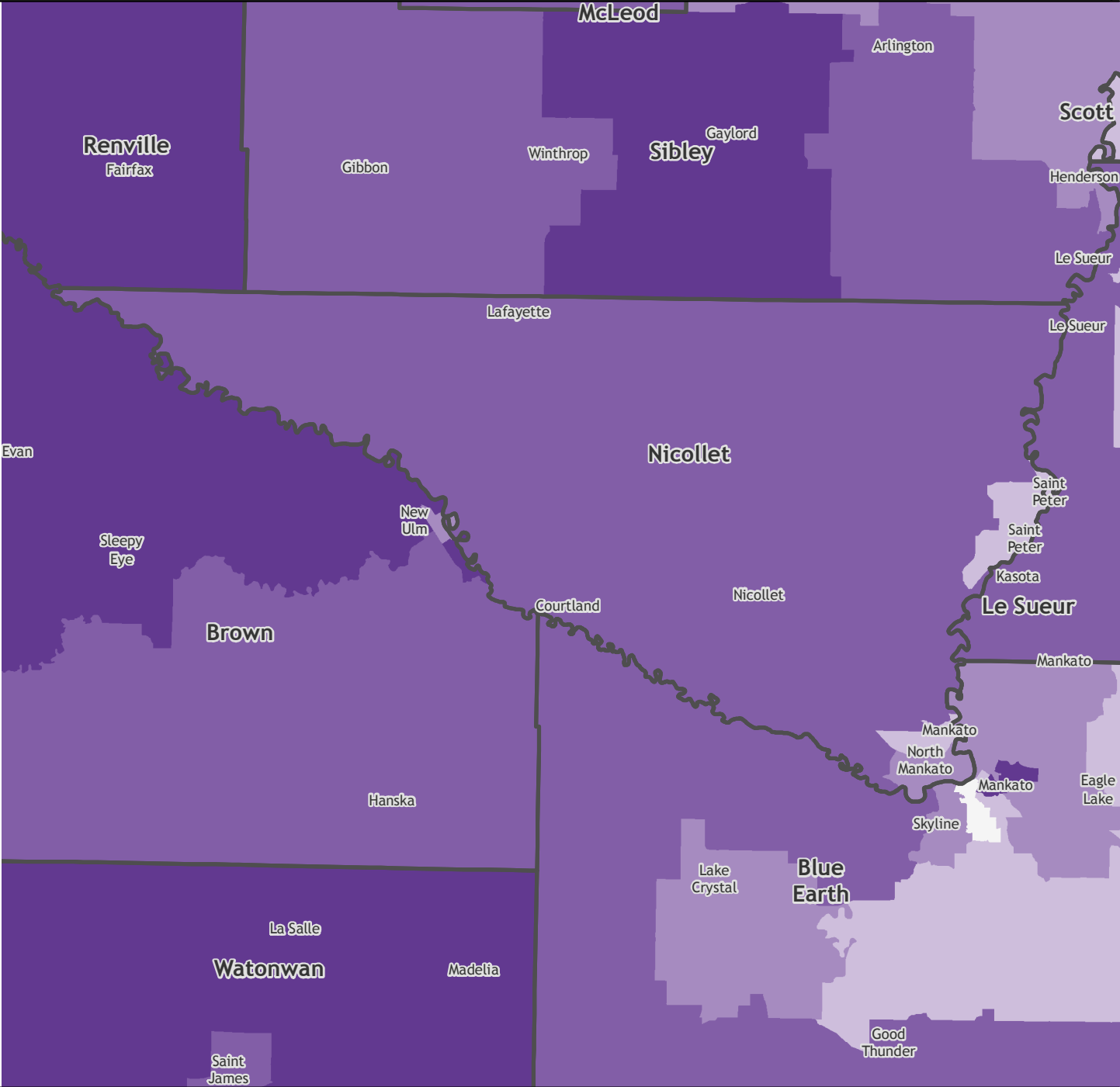
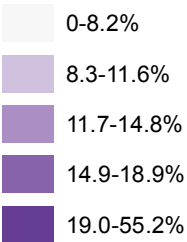
4.5 Miles

Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample



4d) Percentage of Population Age 65+

Nicollet County



4.5  
Miles

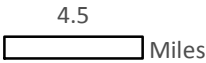
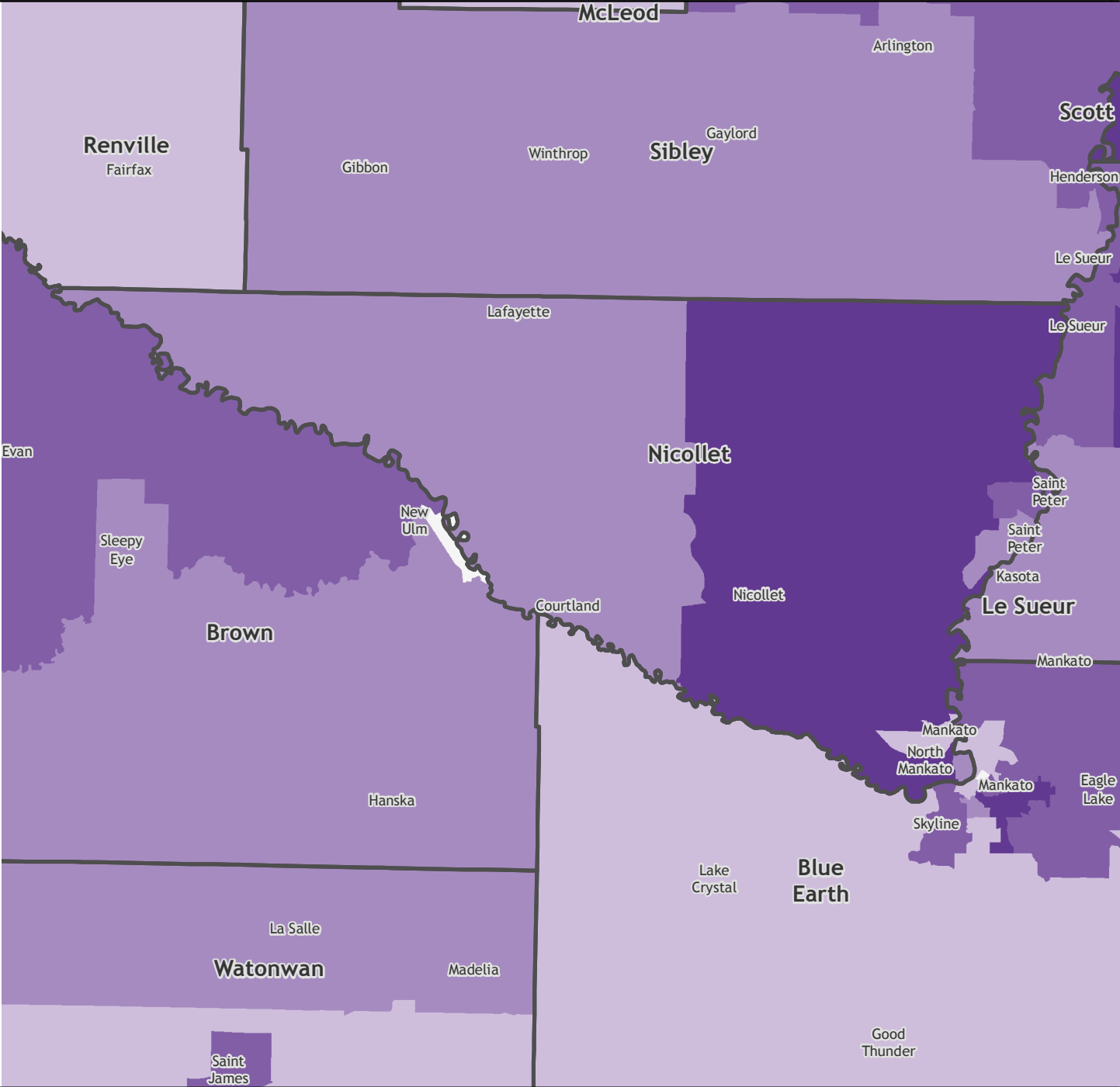
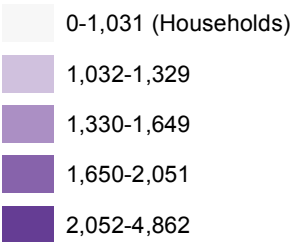
Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

Nicollet County

Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

6a) Total Households

Nicollet County

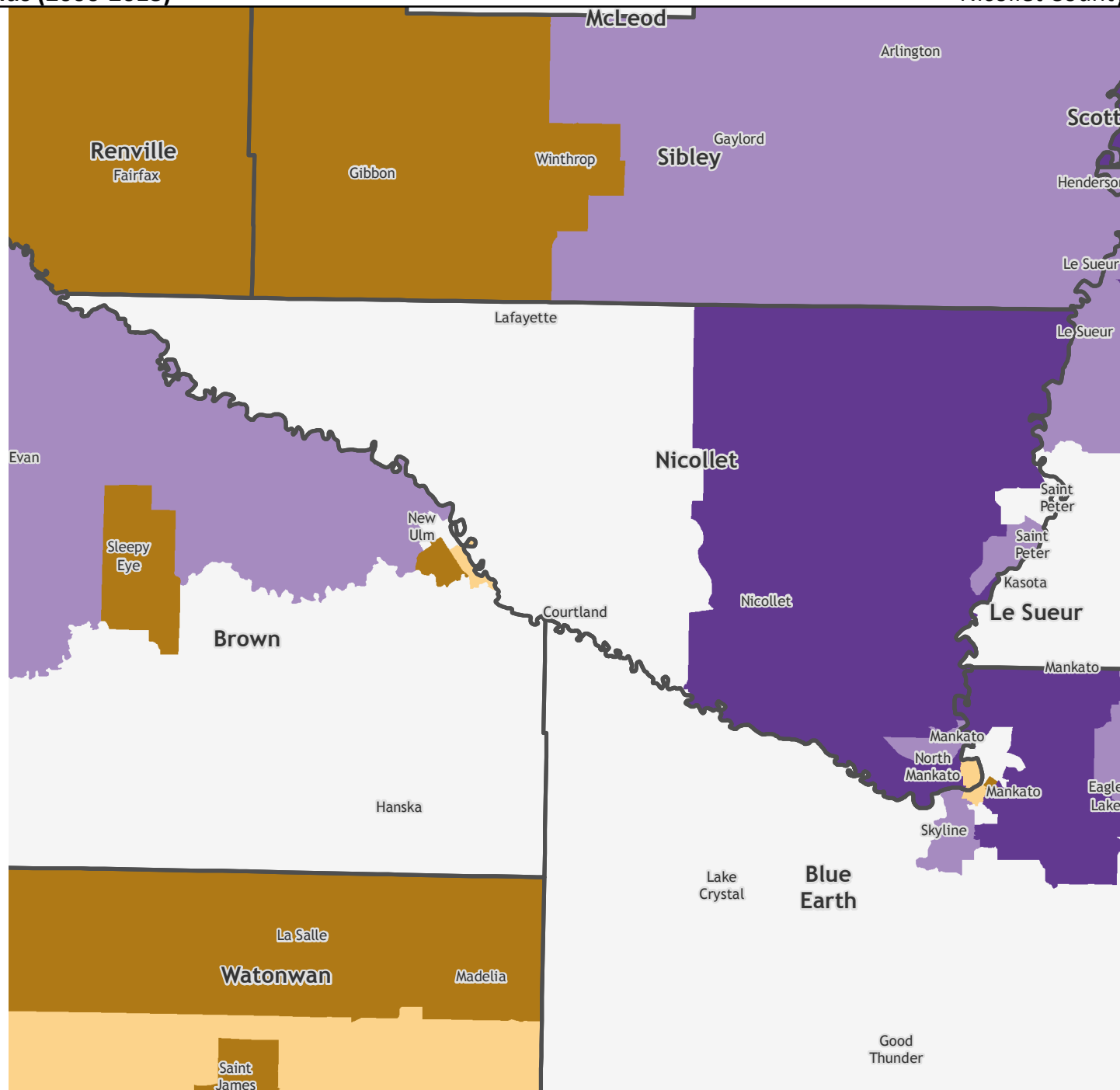


Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

## 6b) Absolute Change in Households (2000-2013)

Nicollet County

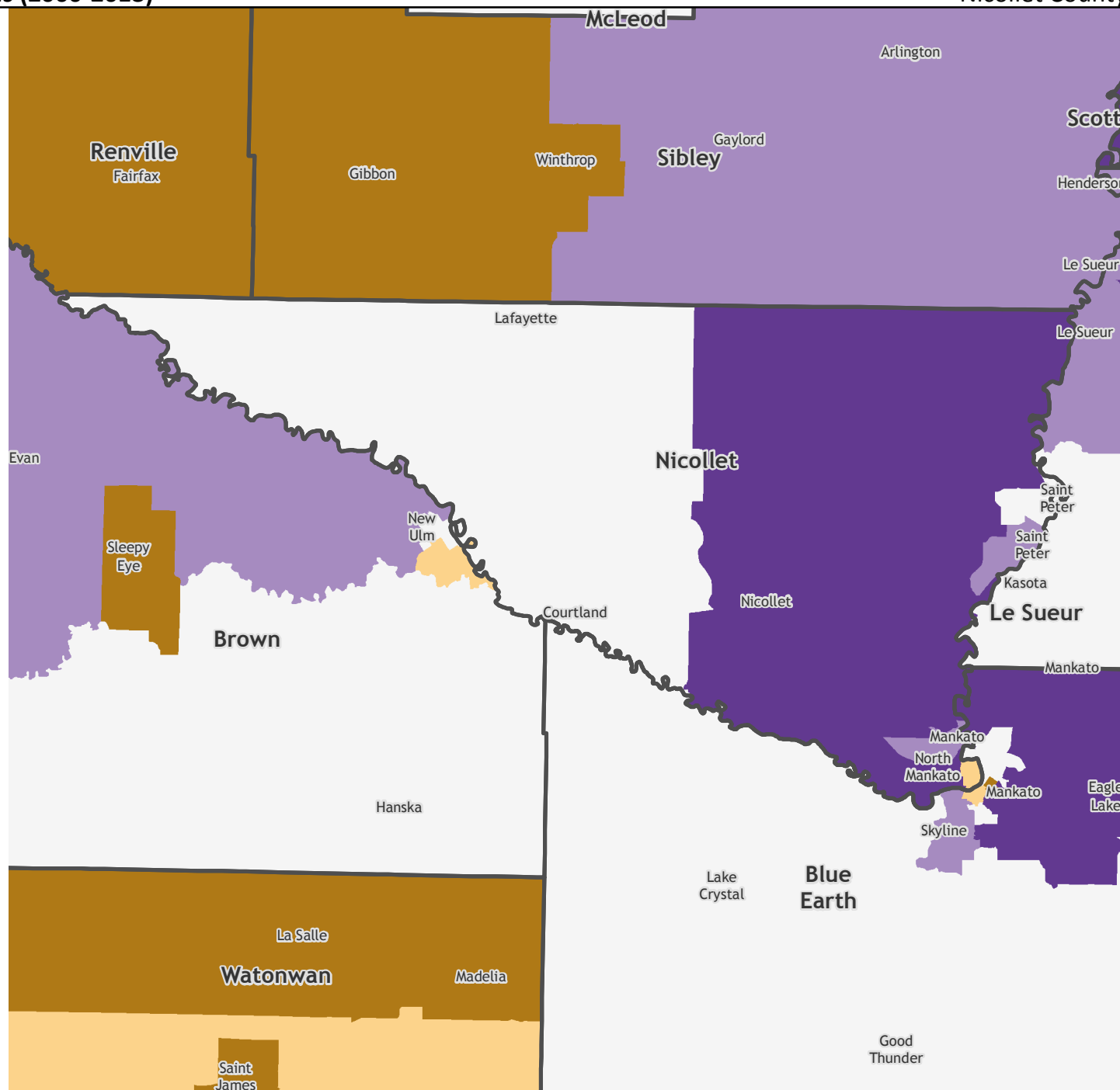
- Loss of 42+ Households
- Loss 0-42 Households
- Gain of 1-108 Households
- Gain 110-2757 Households
- Gain 276+ Households



# 6c) Percent Change in Households (2000-2013)

Nicollet County

- Loss of >3.4%
- Loss of 0-3.3%
- Gain of 0-7.8
- Gain of 7.9-18.8%
- Gain of >18.9%

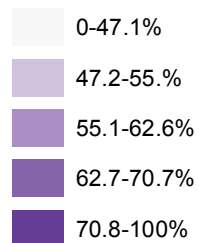


4.5  
Miles

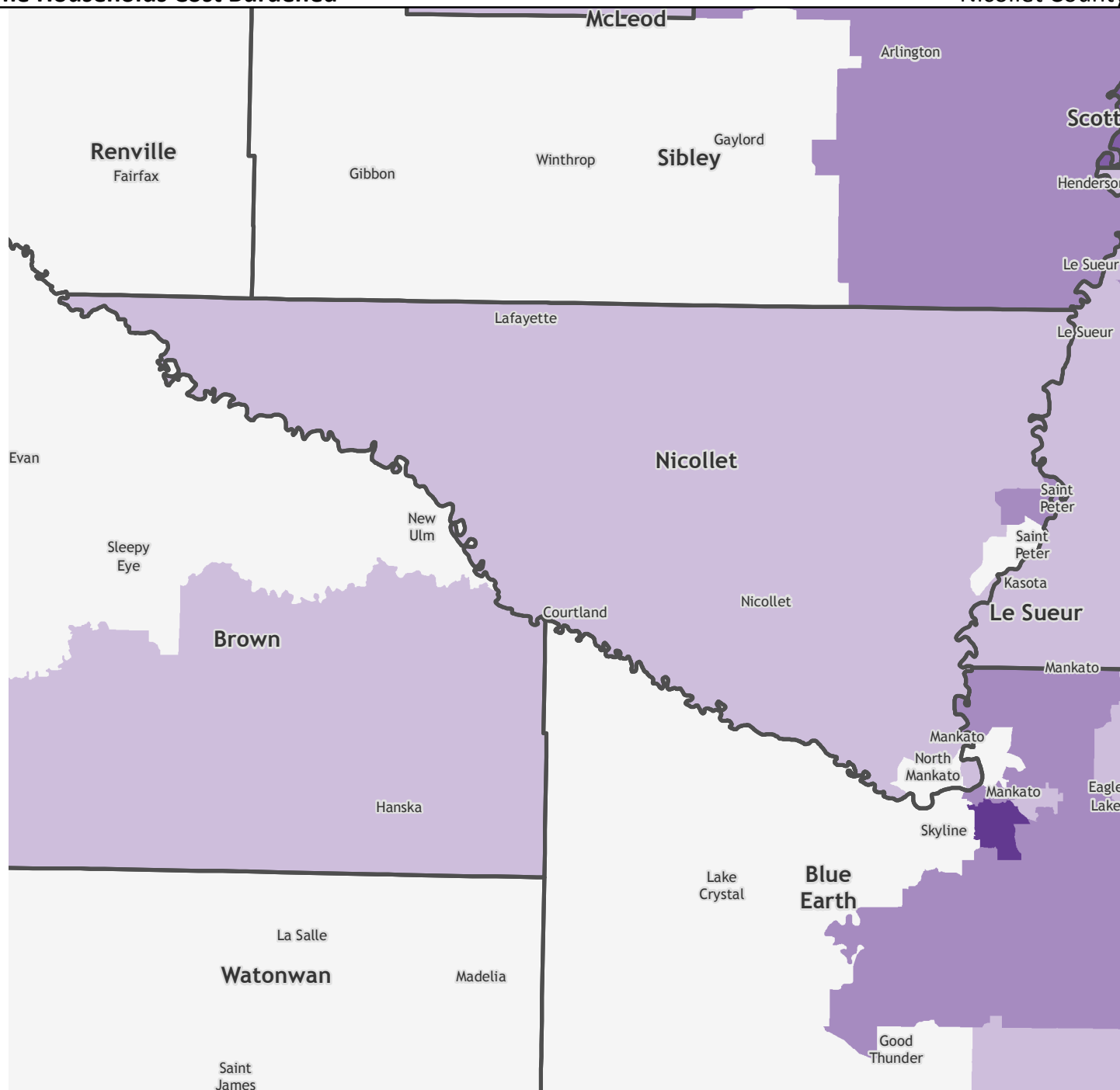
Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample and 2010 Decennial Census

## 7a) Percentage of All Lower Income Households Cost Burdened

Nicollet County

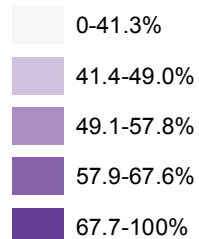


Lower Income Households are defined as households with annual incomes below \$50,000. Cost Burden is defined as spending >30% of monthly income on housing.

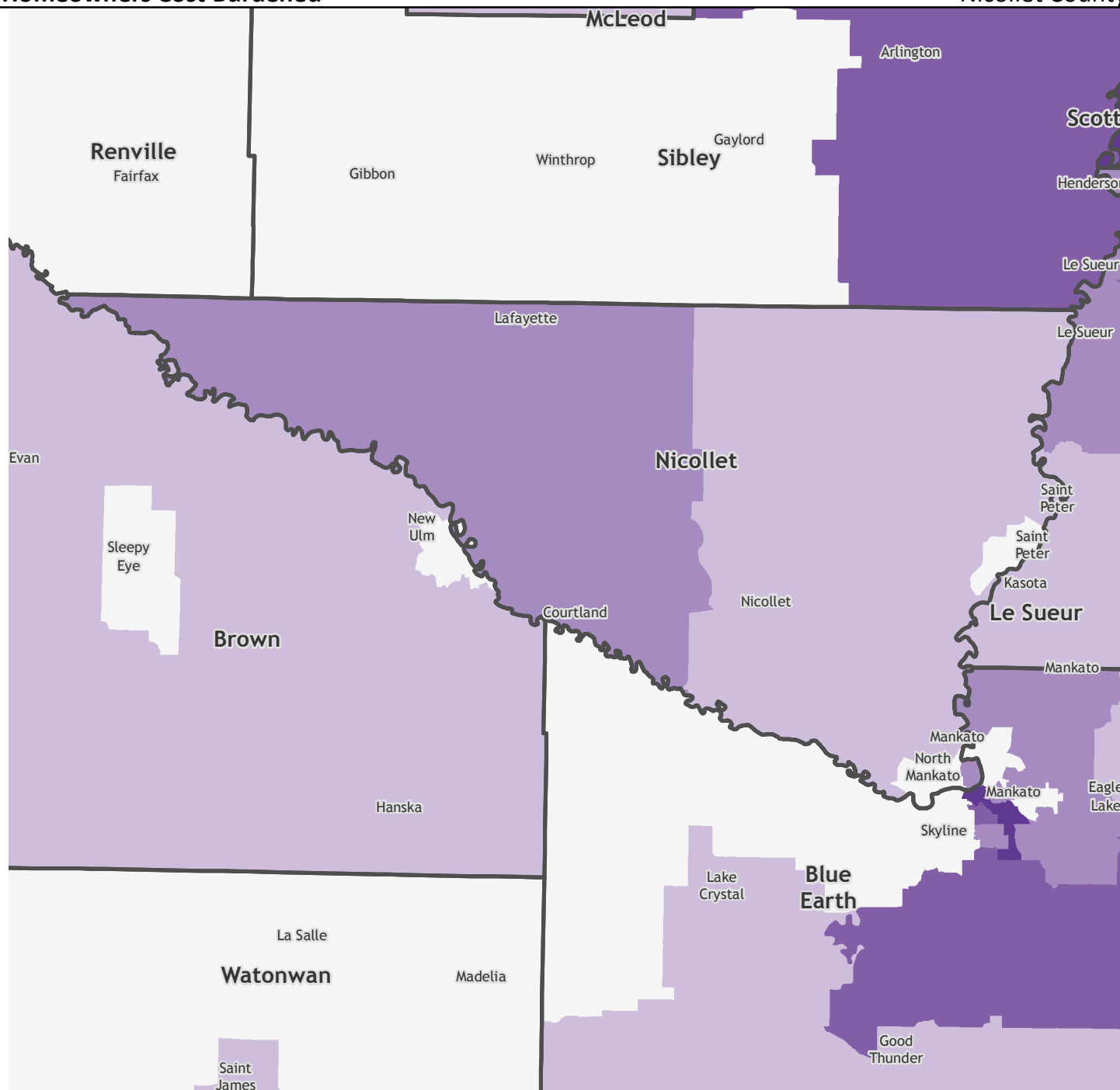


## 7b) Percentage of Lower Income Homeowners Cost Burdened

Nicollet County

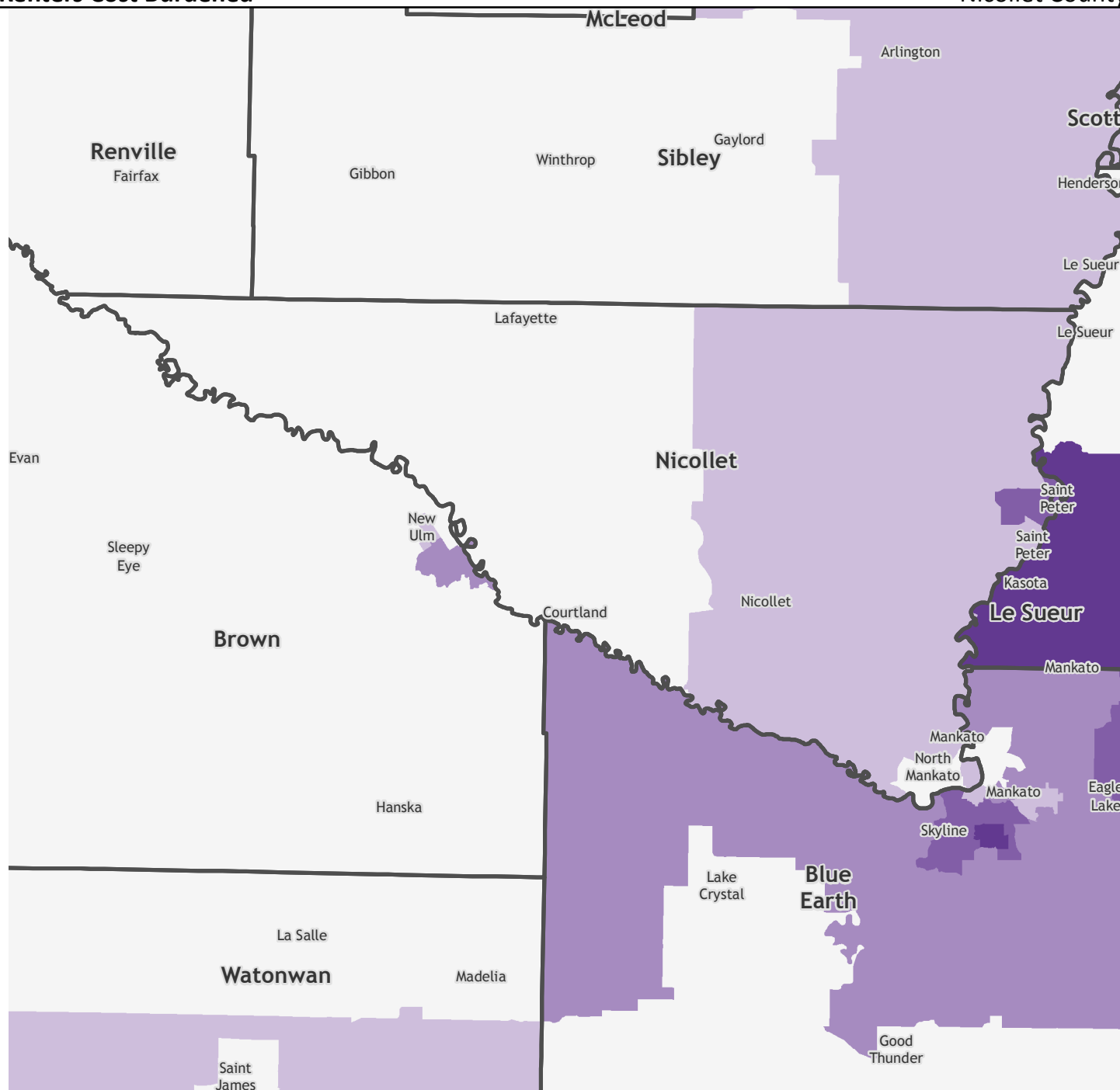
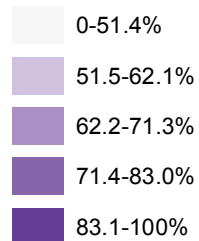


Lower Income Homeowners are defined as households with annual incomes below \$50,000. Cost Burden is defined as spending >30% of monthly income on housing.



## 7c) Percentage of Lower Income Renters Cost Burdened

Nicollet County



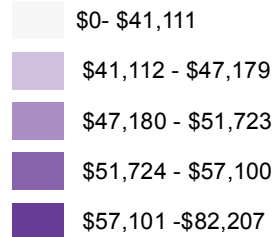
Lower Income Renters are defined as households with annual incomes below \$50,000. Cost Burden is defined as spending >30% of monthly income on housing.



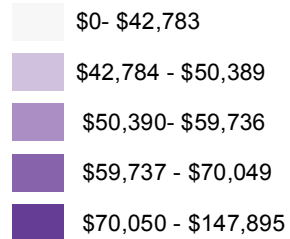
## 8) Median Household Income (by region)

Nicollet County

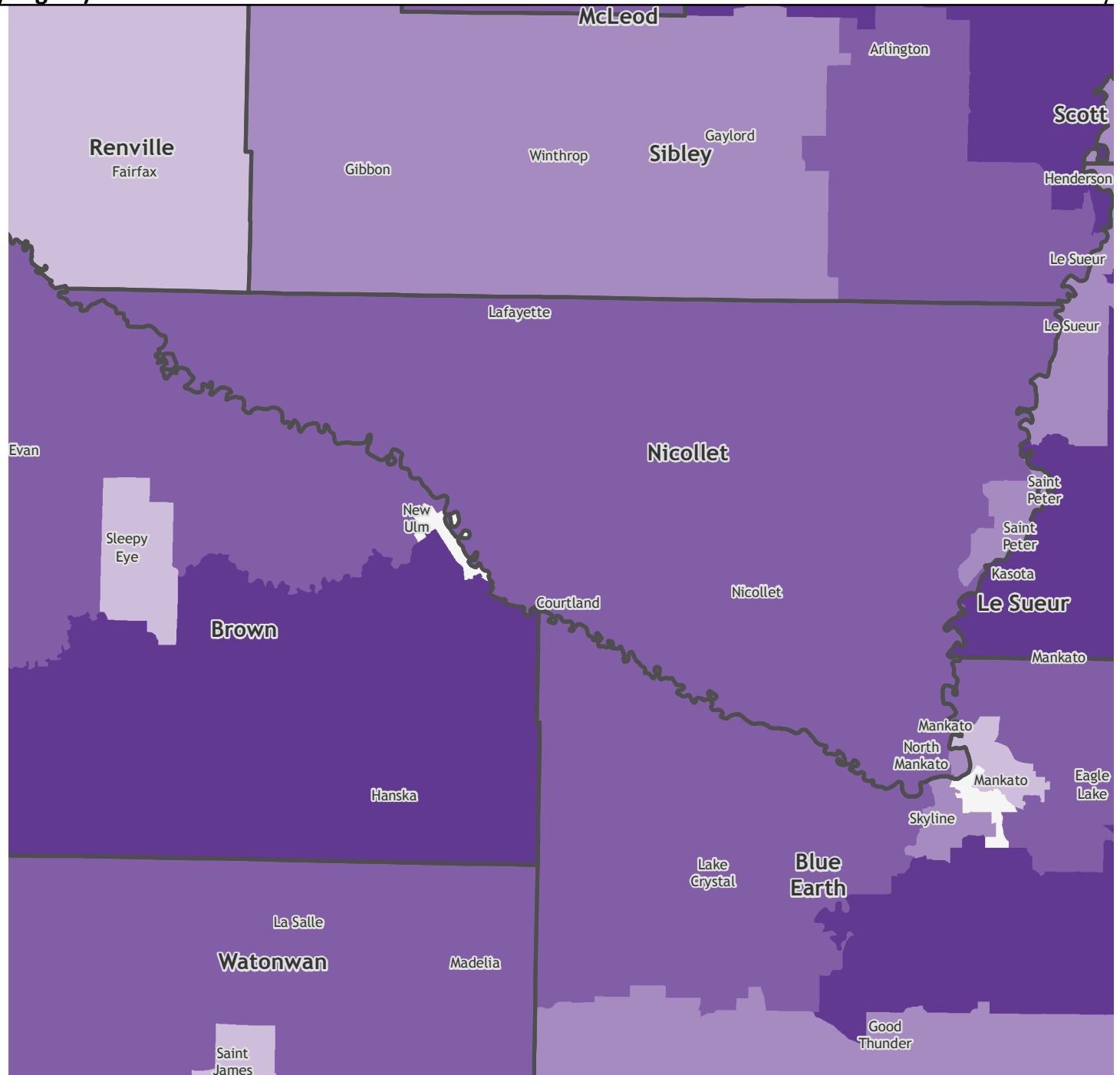
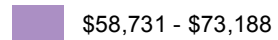
### Greater Minnesota



### NonTwin Cities MSA



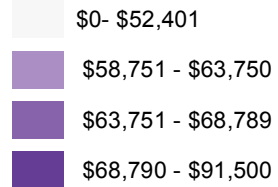
### Twin Cities 7 County



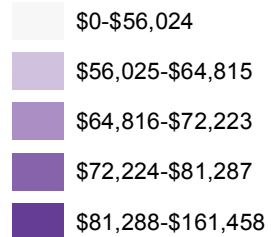
## 9) Median Family Income (by region)

Nicollet County

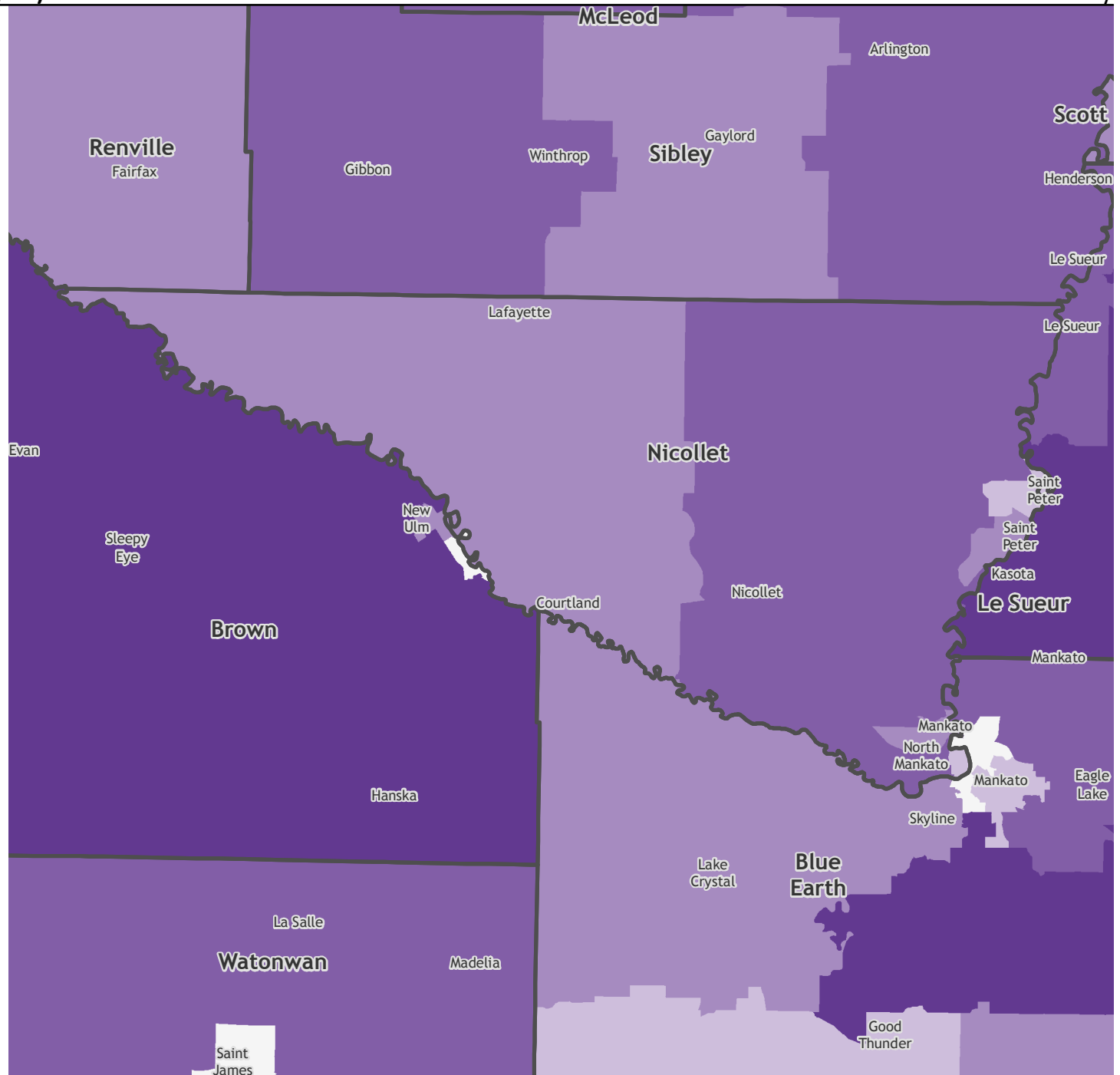
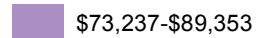
### Greater Minnesota



### NonTwin Cities MSA

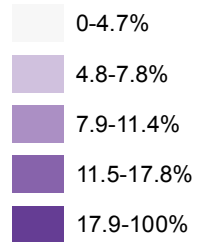


### Twin Cities 7 County

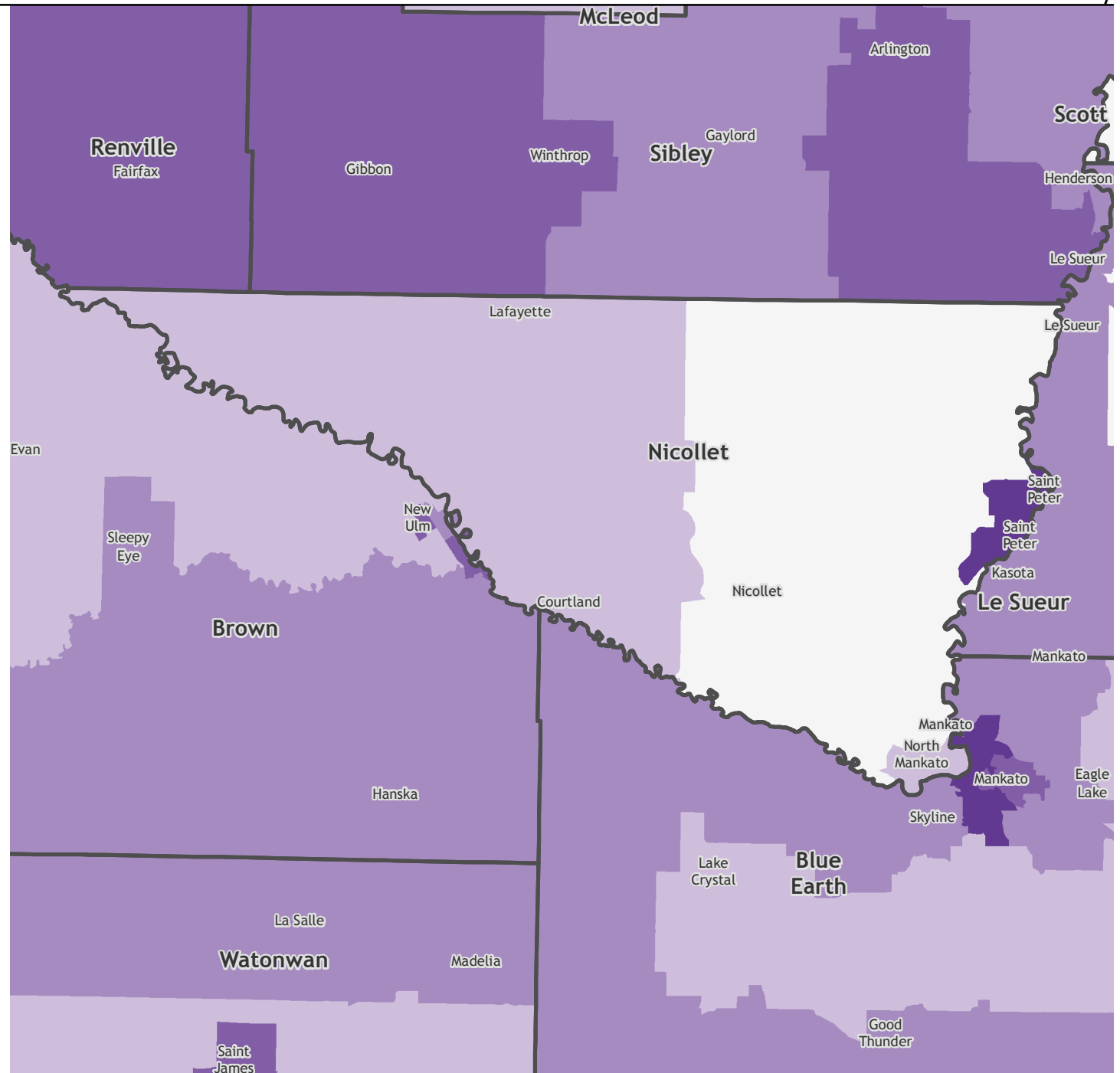


## 10) Poverty Rate

Nicollet County



Percentage of the population below poverty thresholds as published by the American Community Survey.



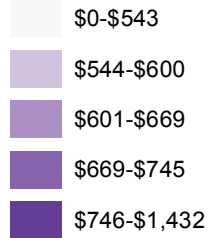
Nicollet County

19

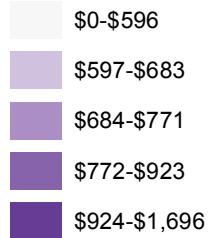
## 12) Median Rent (by region)

Nicollet County

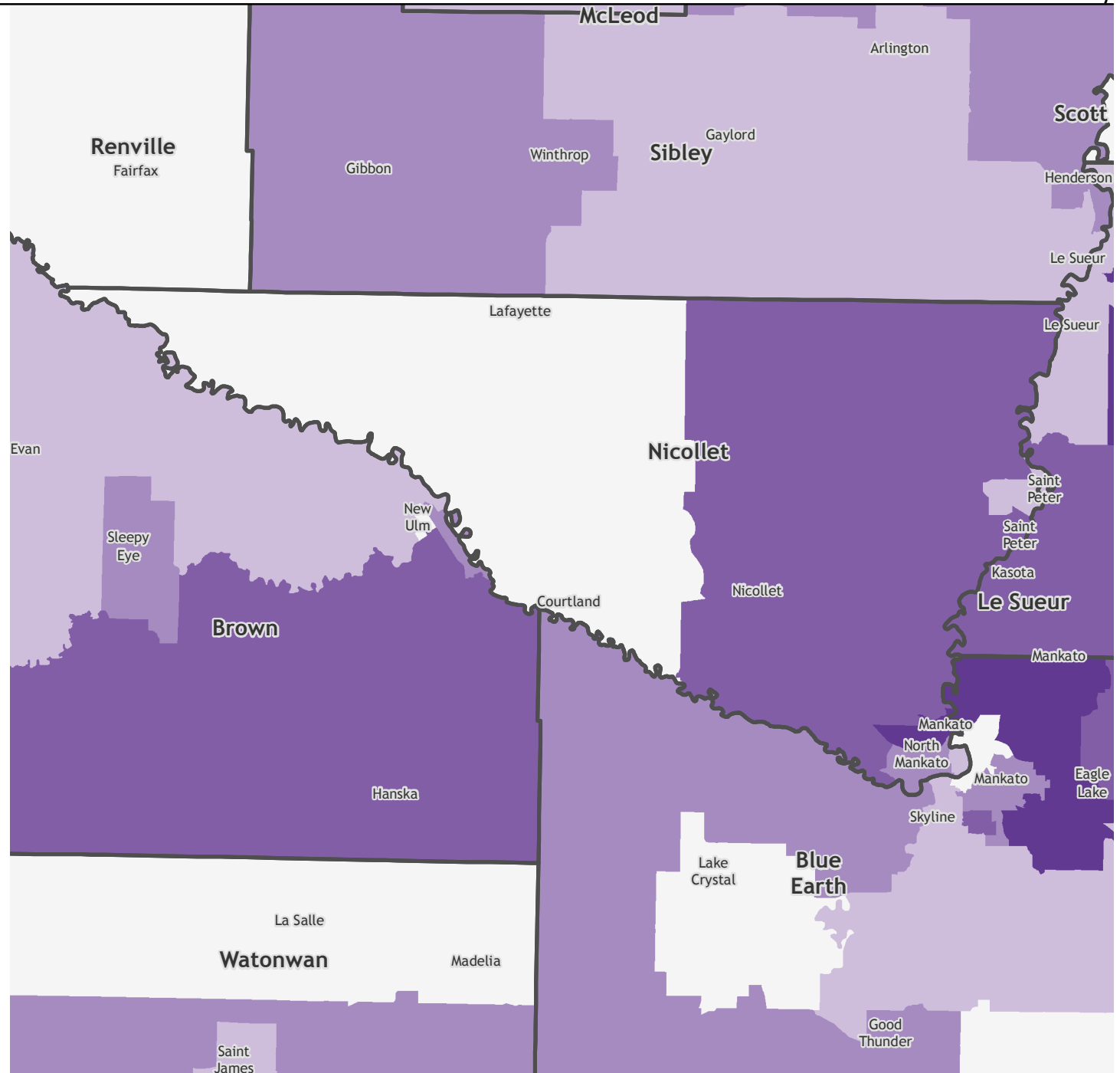
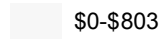
### Greater Minnesota



### NonTwin Cities MSA



### Twin Cities 7 County

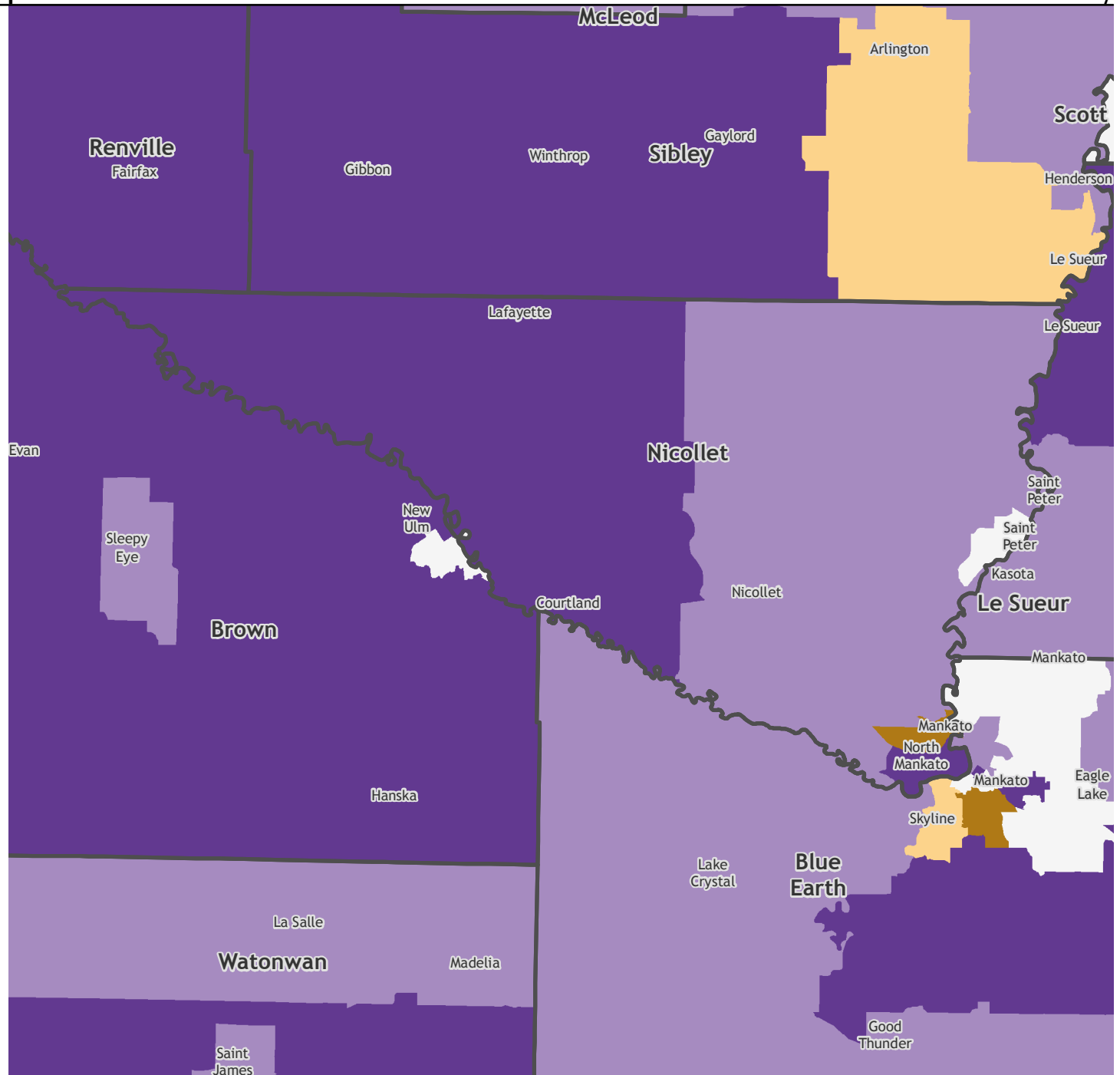


### 13) Affordable Rental Housing Gap

Nicollet County

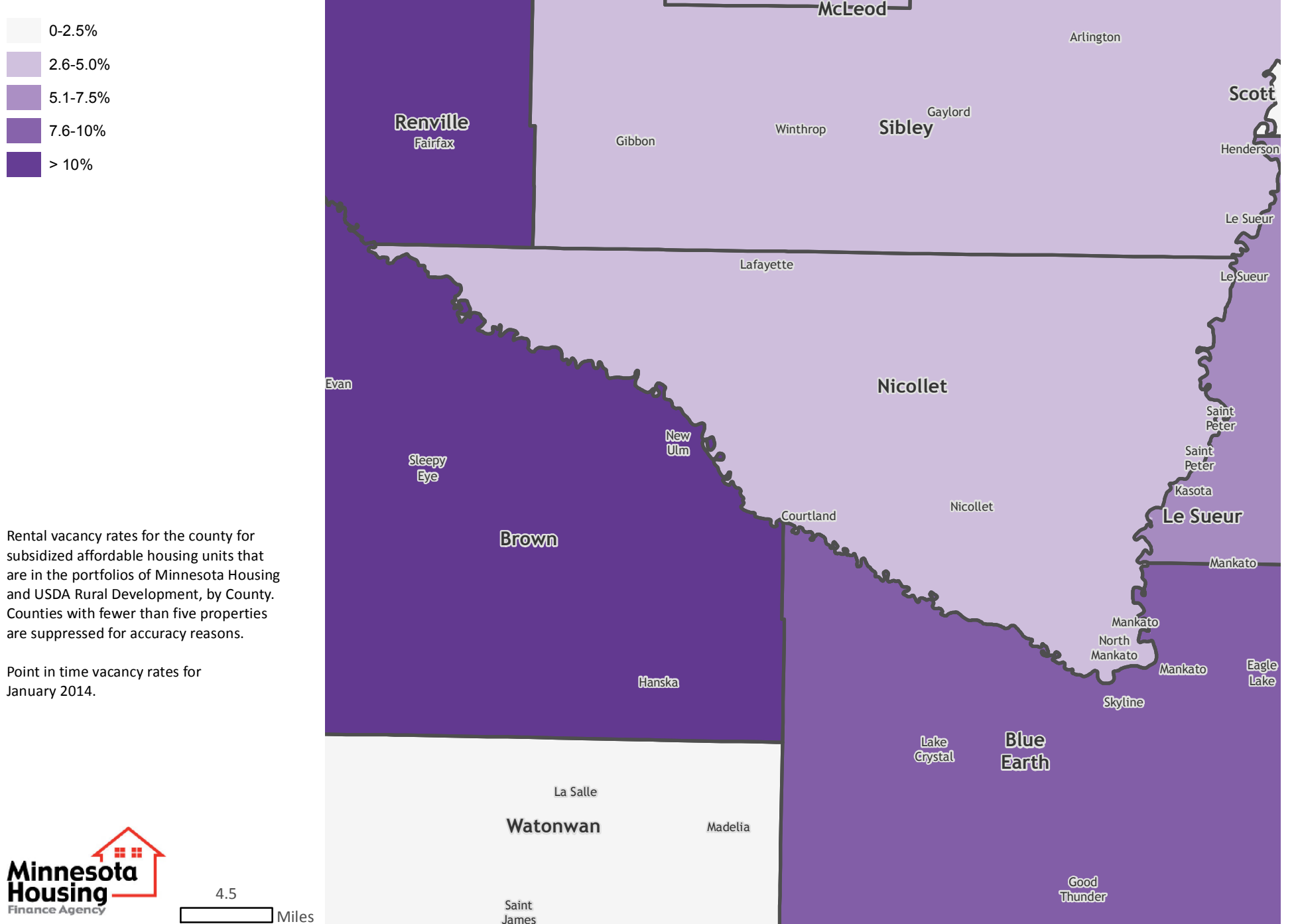
- >35 fewer affordable units than lower income renters
- 0-35 fewer affordable units than lower income renters
- 0-33 more affordable units than lower income renters
- 34-71 more affordable units than lower income renters
- 72-350 more affordable units than lower income renters

Estimate of the difference between total rental housing units affordable to households with incomes <80% AMI and households with those incomes who live in the tract.



# 14) Rental Vacancy Rate for Subsidized Affordable Housing Developments (by County)

Nicollet County



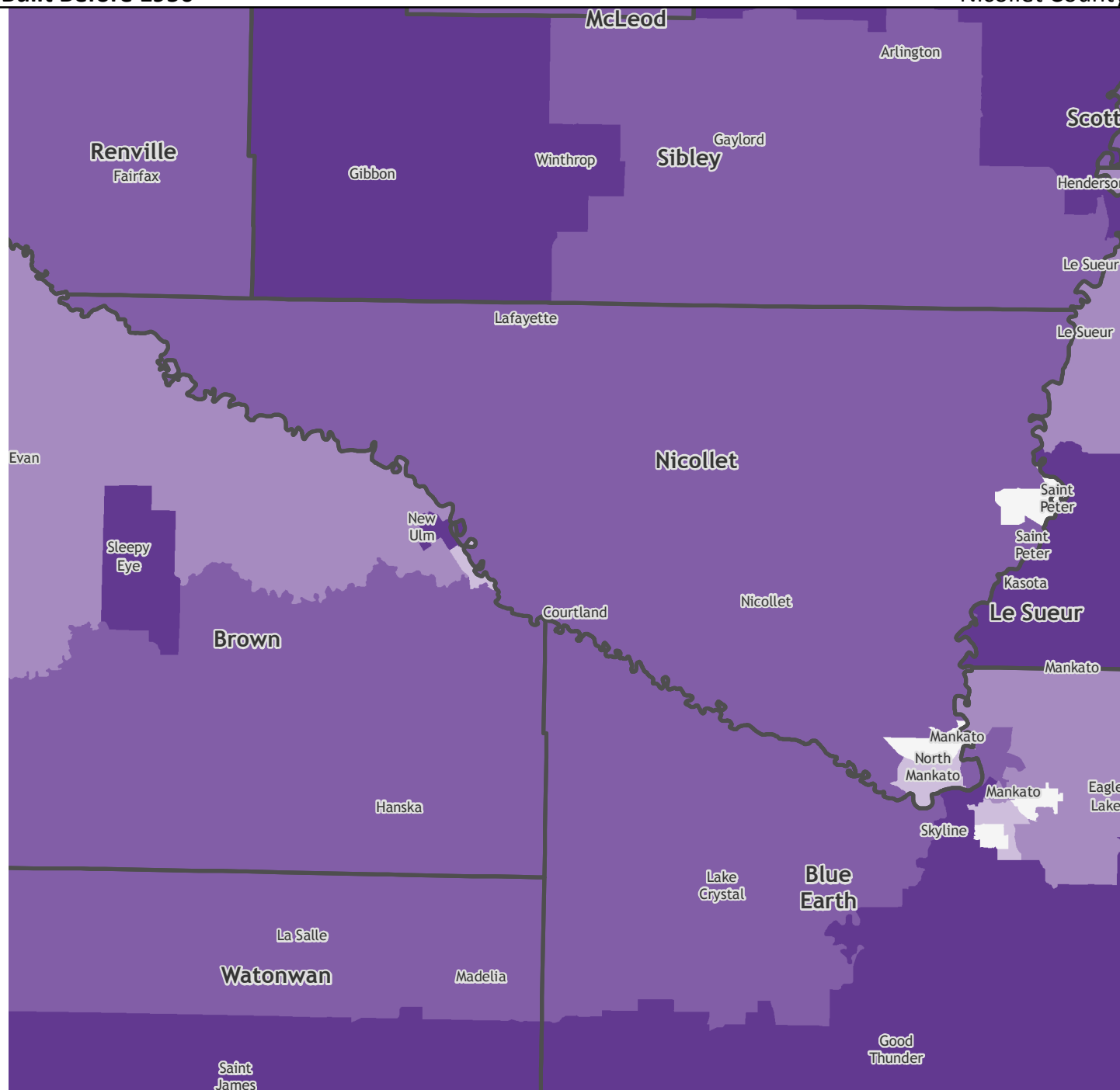
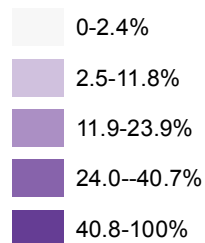
Rental vacancy rates for the county for subsidized affordable housing units that are in the portfolios of Minnesota Housing and USDA Rural Development, by County. Counties with fewer than five properties are suppressed for accuracy reasons.

Point in time vacancy rates for January 2014.



# 15a) Percentage of Rented Units Built Before 1950

Nicollet County



4.5  
Miles

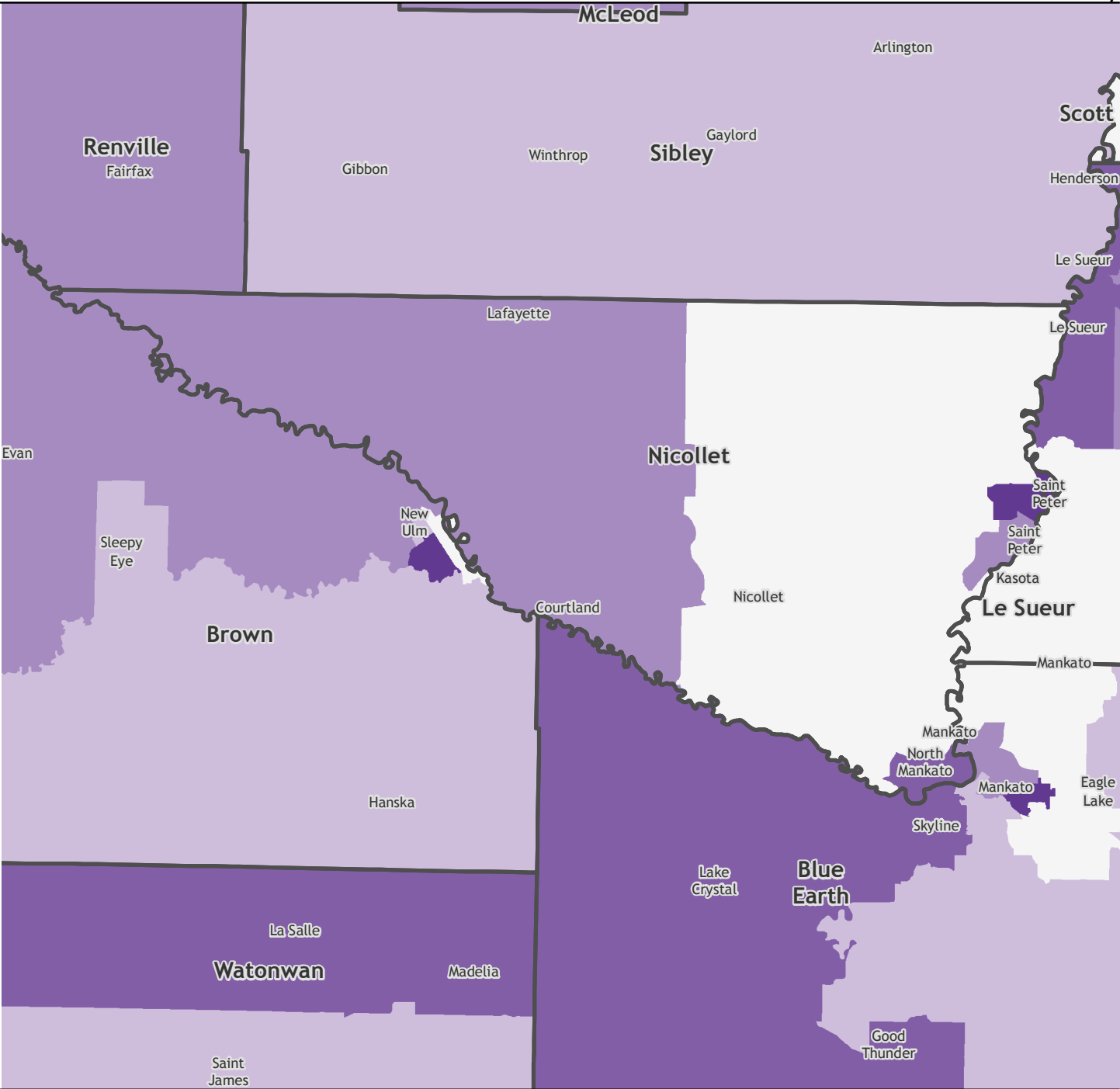
Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample



15b) Percentage of Rented Units Built 1950-1979

Nicollet County

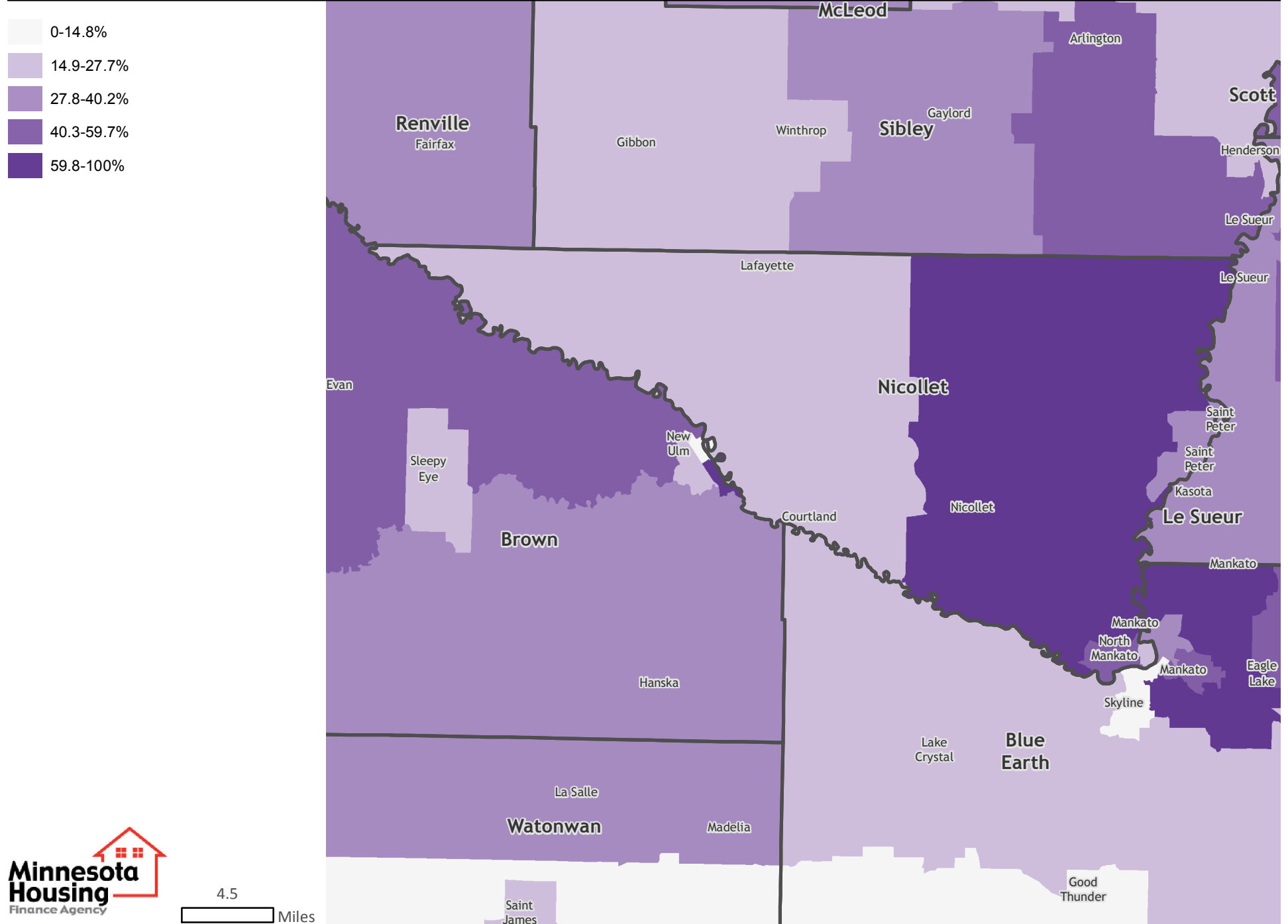
- 0-21.6%
- 21.7-32.6%
- 32.7-42.5%
- 45.6-56.1%
- 56.2-100%



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

# 15c) Percentage of Rented Units Built 1980 and Later

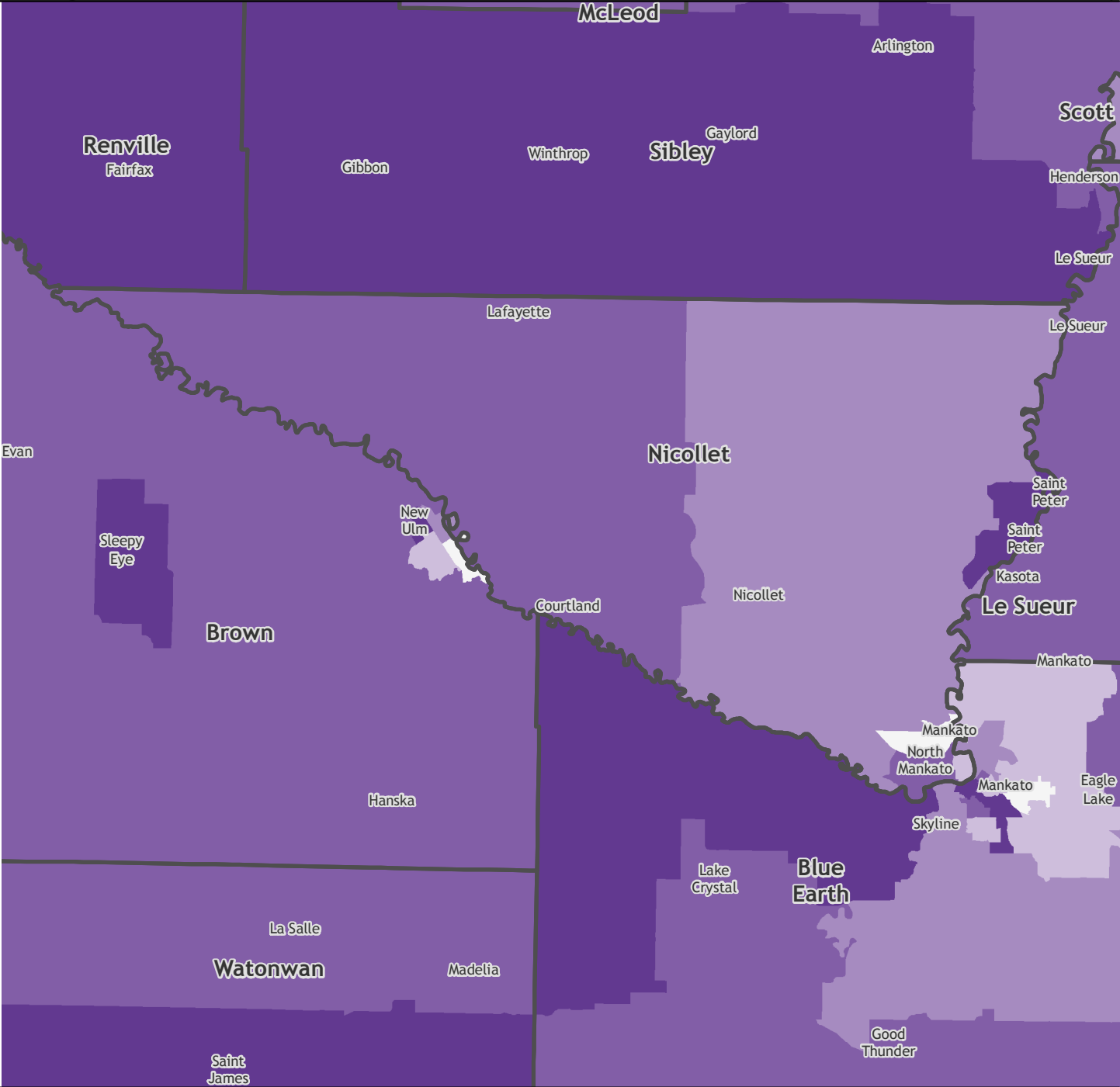
Nicollet County



16a) Total Rental Units in 1 Unit Buildings

Nicollet County

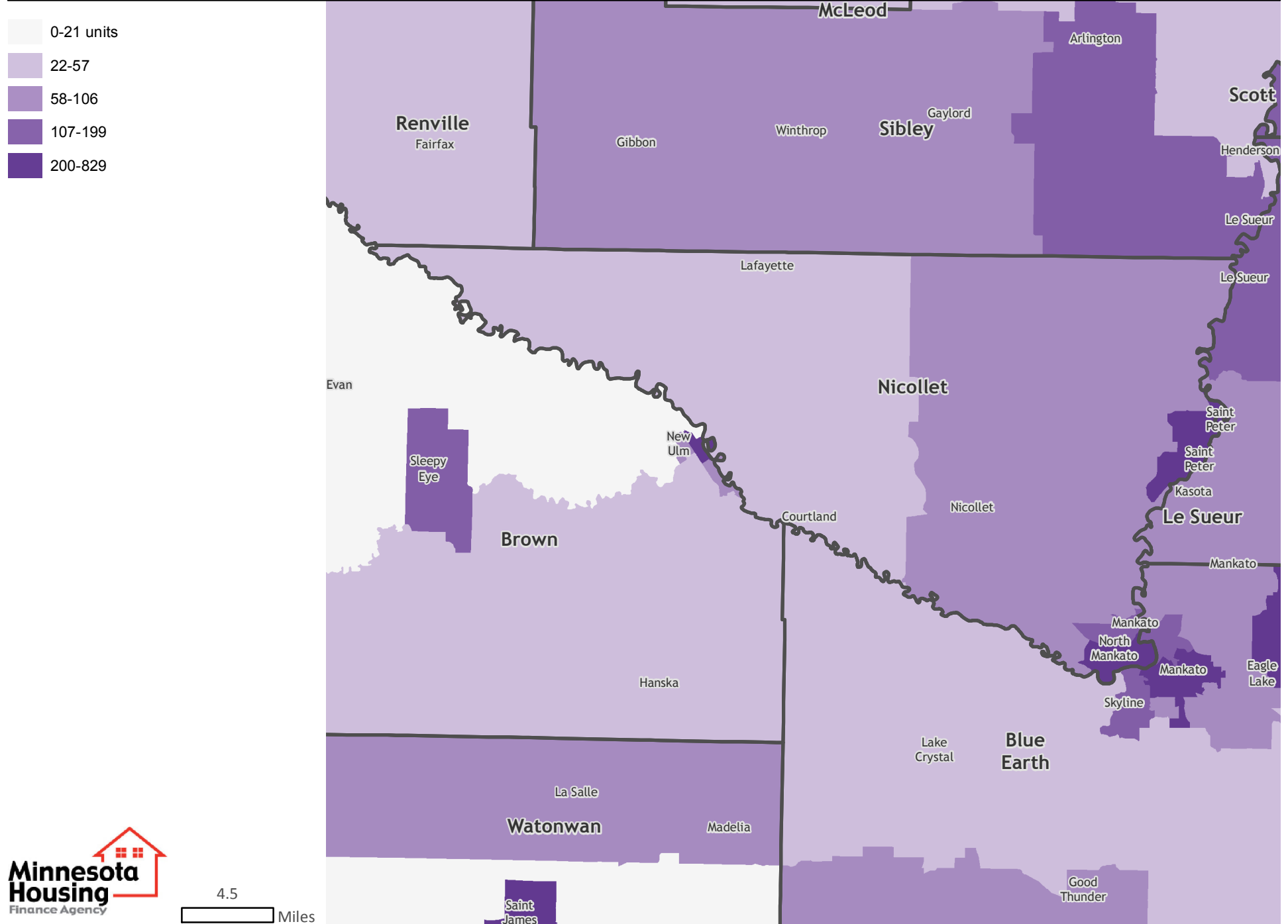
- 0-31 units
- 32-60
- 61-89
- 90-127
- 128-585



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

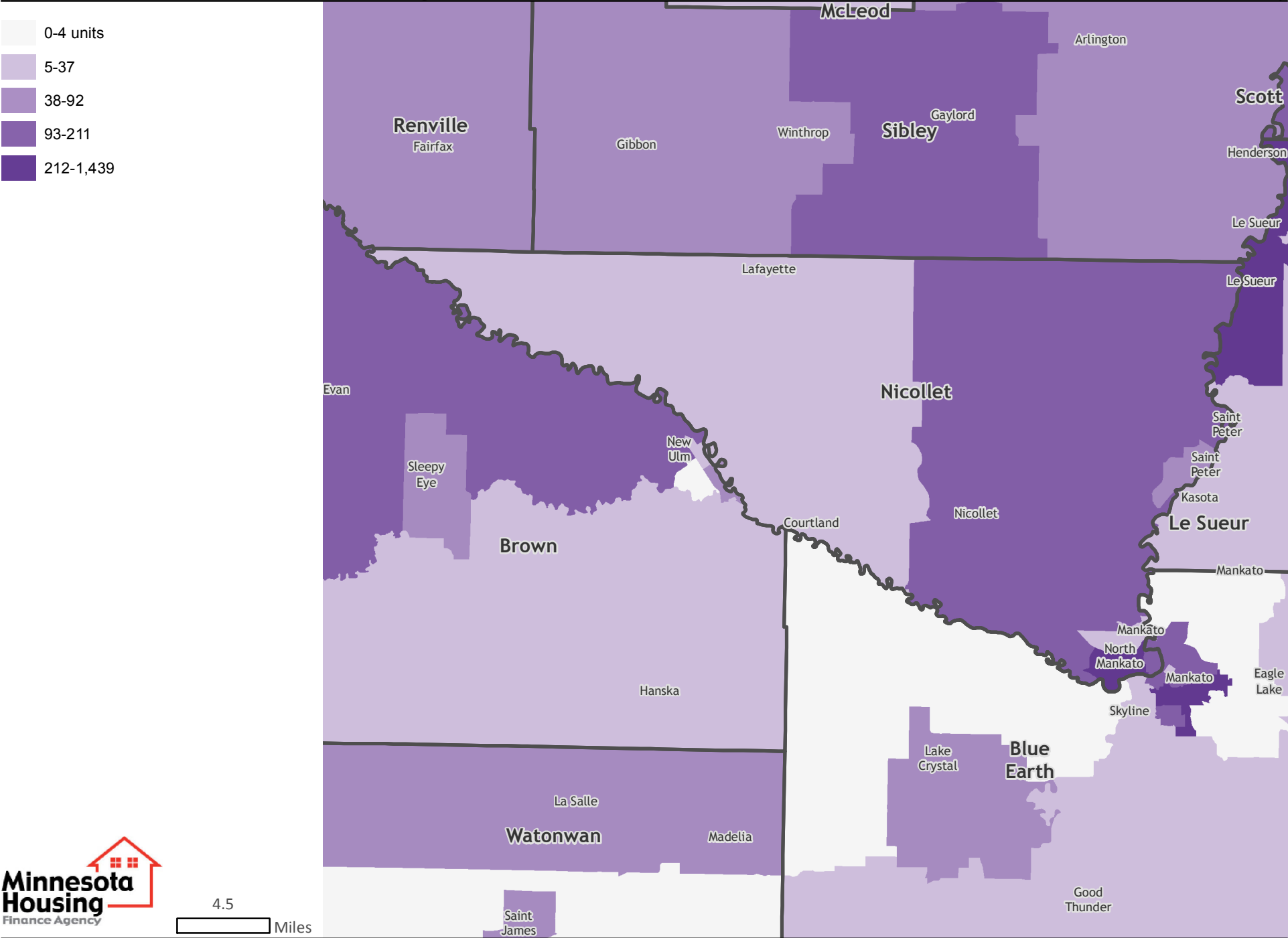
# 16b) Total Rental Units in 2-9 Unit Buildings

Nicollet County



16c) Total Rental Units in 10-49 Unit Buildings

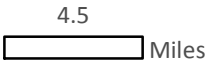
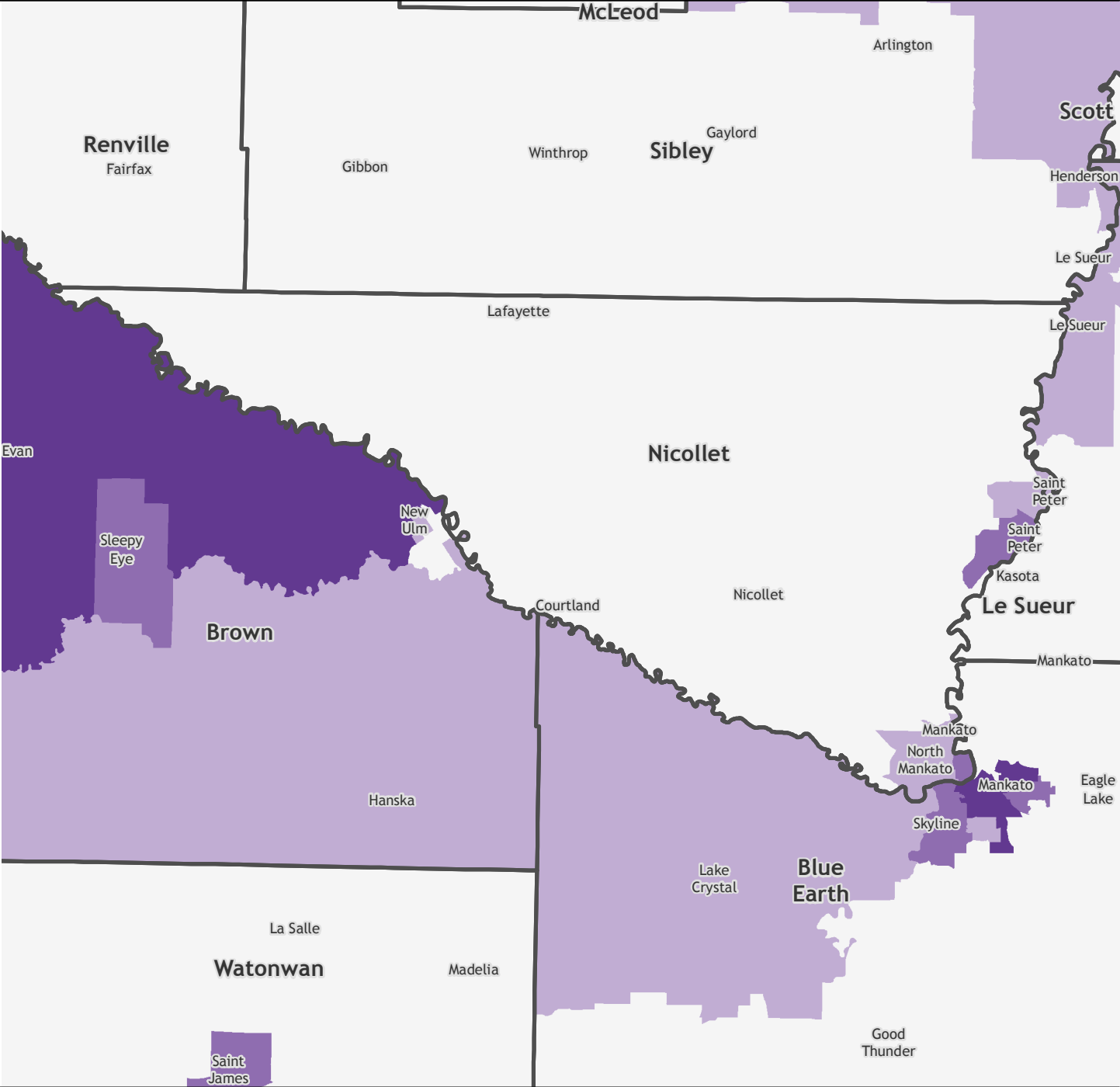
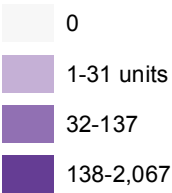
Nicollet County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

16d) Total Rental Units in 50+ Unit Buildings

Nicollet County



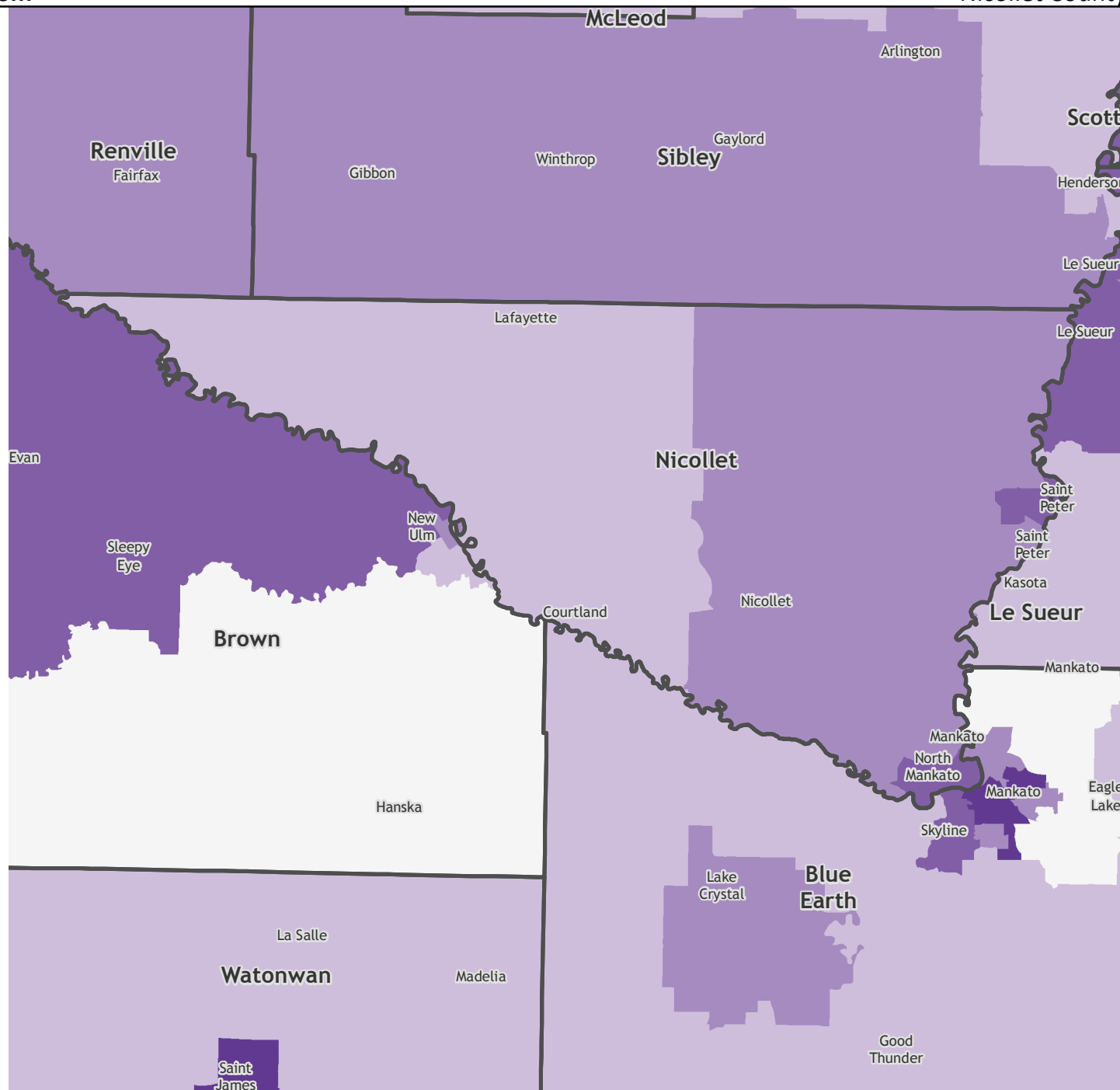
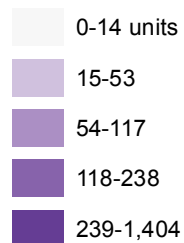
Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

Nicollet County

Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

# 17b) Total Rental Units - 1 Bedroom

Nicollet County



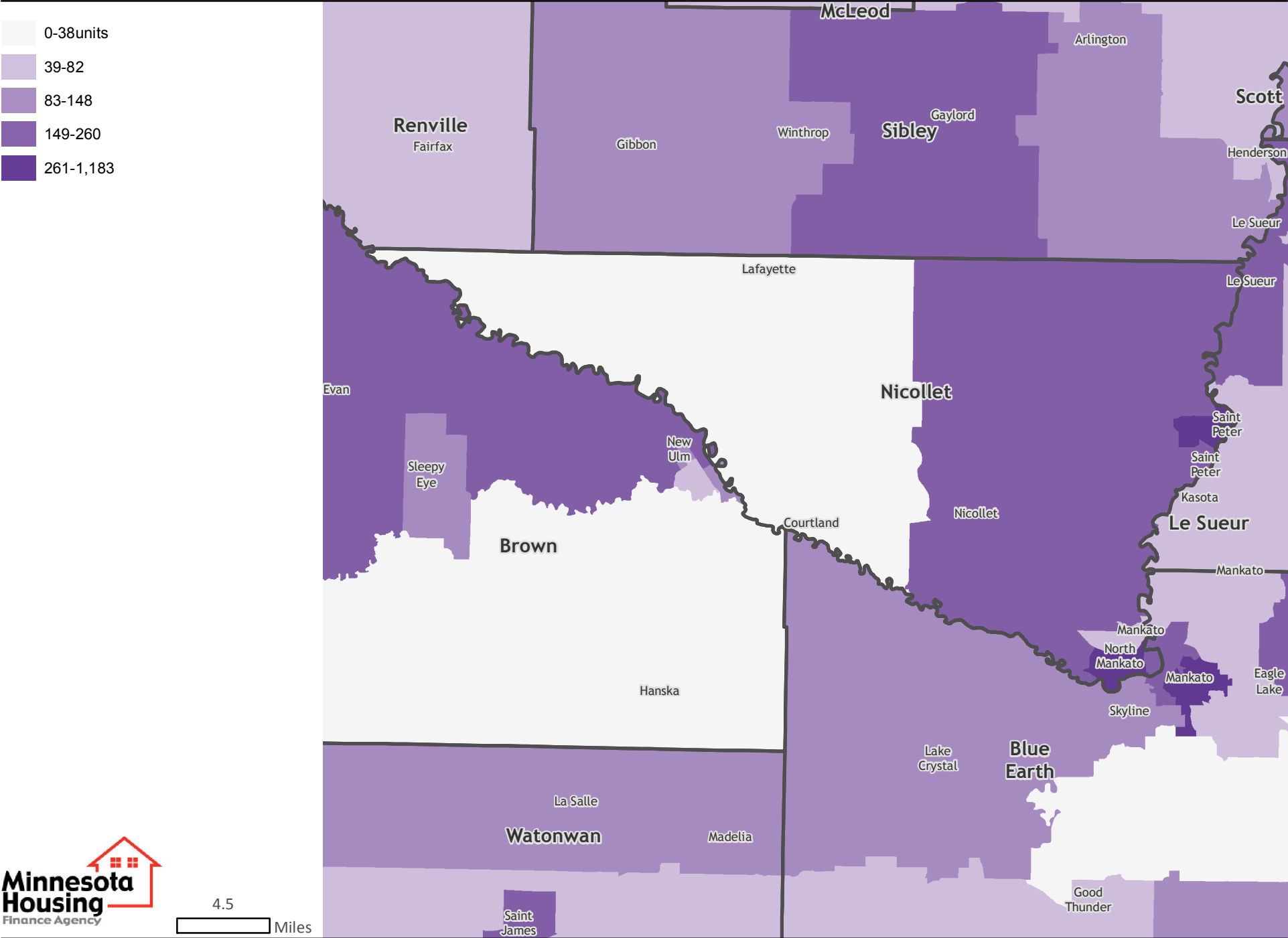
4.5  
Miles

Source: Minnesota Housing analysis of American Community Survey 2008-2012 5 year sample



17c) Total Rental Units - 2 Bedroom

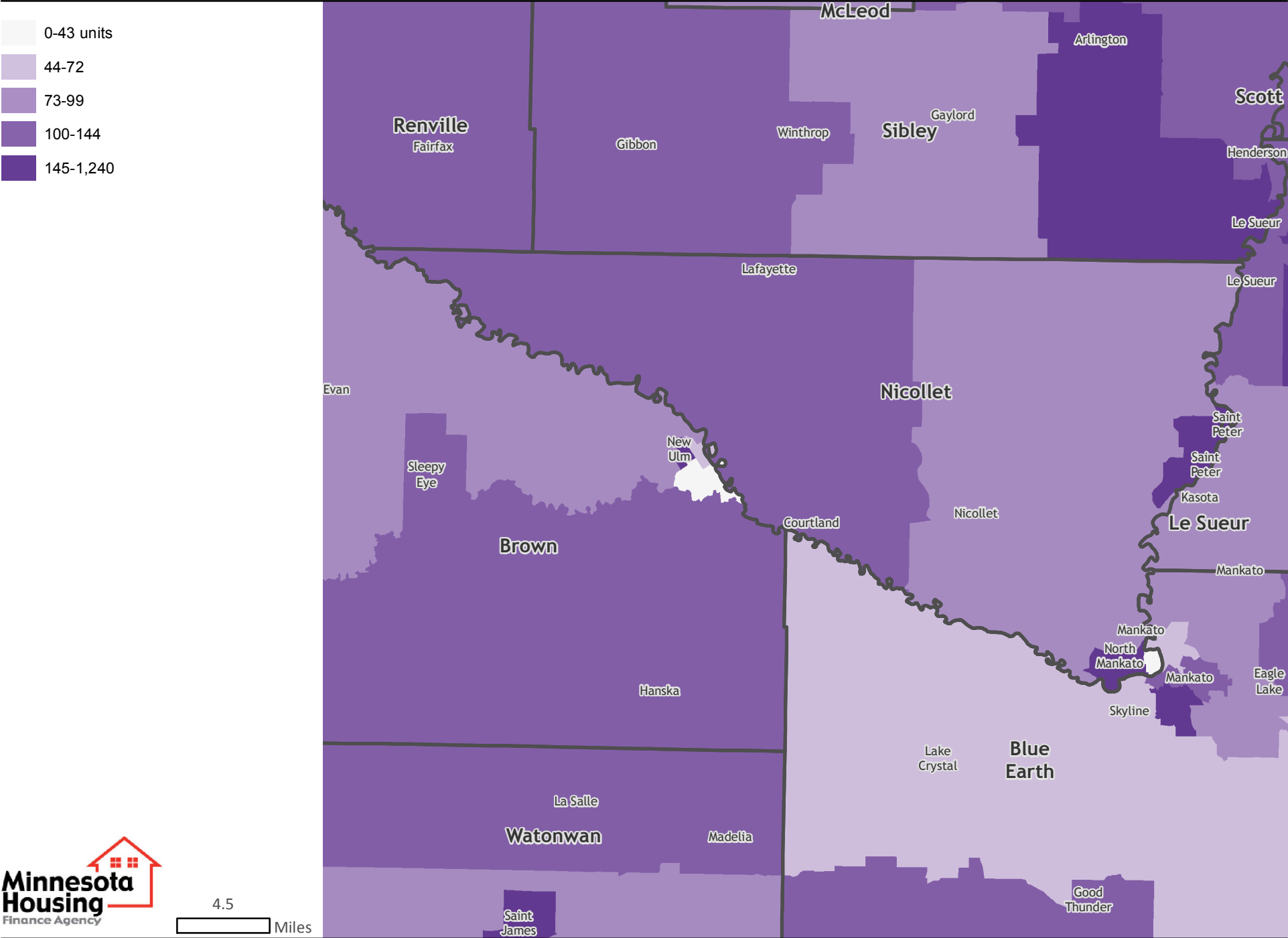
Nicollet County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

17d) Total Rental Units - 3+ Bedroom

Nicollet County

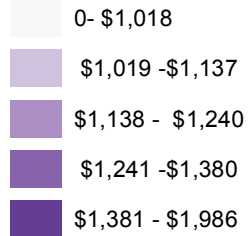


Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

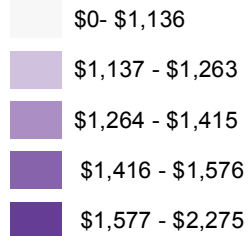
# 18) Median Homeowner Costs (for households with a mortgage, by region)

Nicollet County

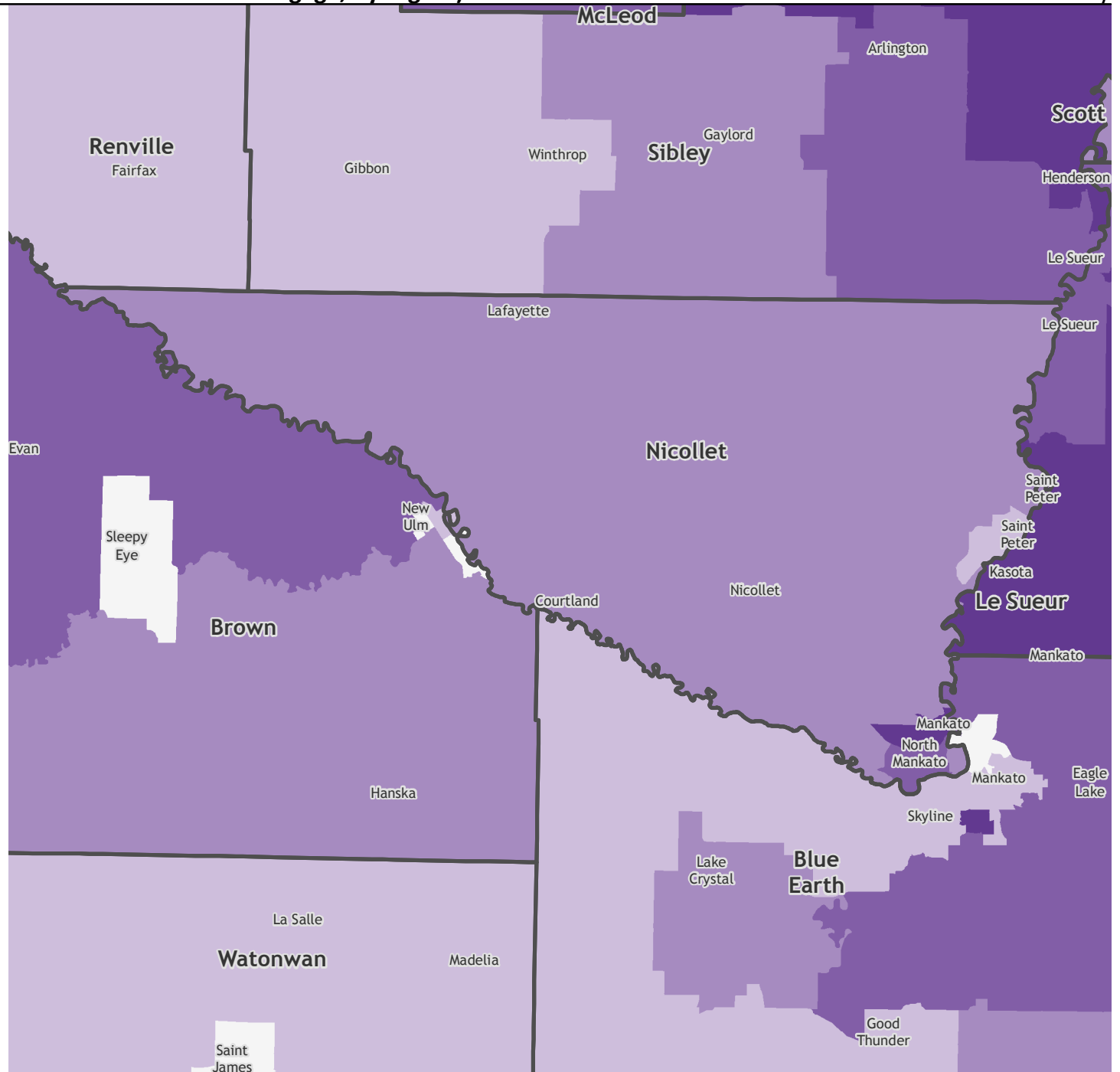
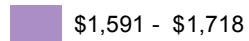
## Greater Minnesota



## NonTwin Cities MSA



## Twin Cities 7 County



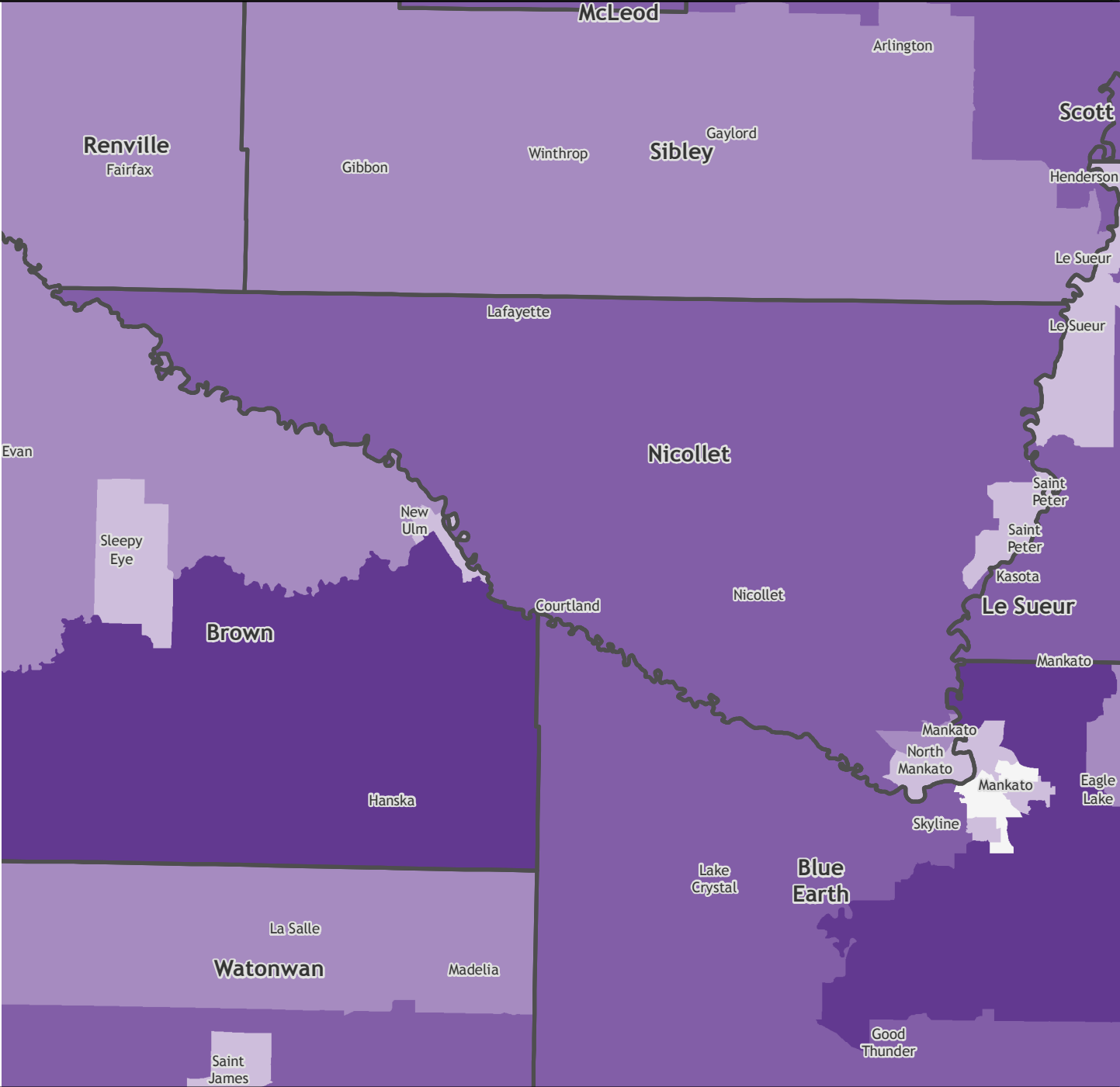
4.5  
Miles

Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

19) Homeownership Rate

Nicollet County

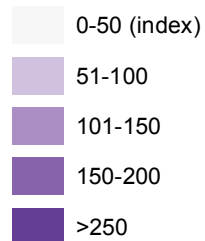
- 0-57.5%
- 57.6-72.9%
- 73.0-82.6%
- 82.7-89.3%
- 89.4-100%



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

## 20) Foreclosure Index

Nicollet County



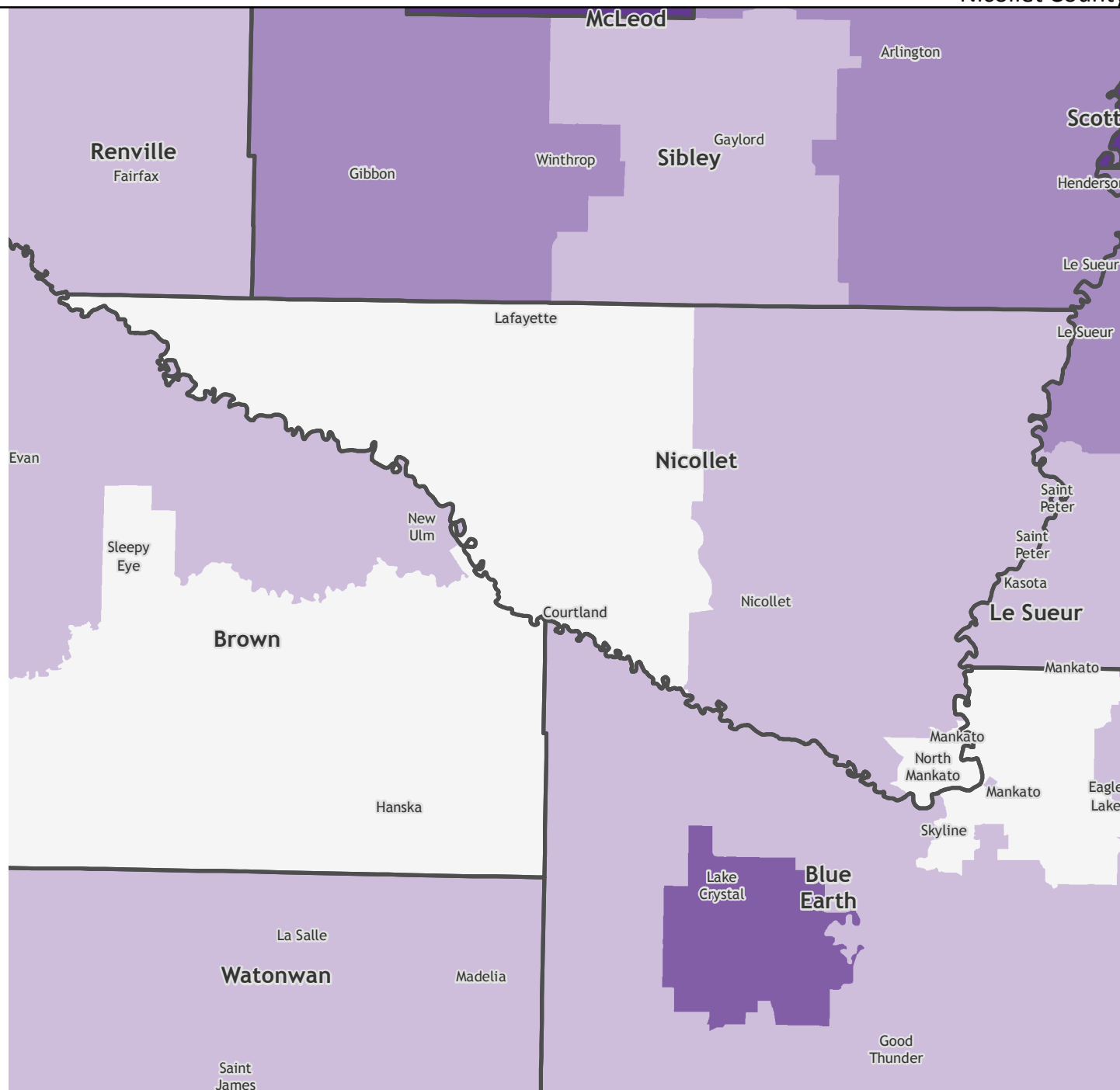
\* data allocated to census tracts from zip code. Index rate based on statewide average of 100.

The index is based on each tract's post-sale/REO rate - the number of loans that are in post-sale foreclosure or REO divided by the number of households in each census tract.

Each tract is divided by the regional rate to compute the index. In the Metro, the comparison is of state rates. In Greater Minnesota, the comparison is to Greater MN communities.



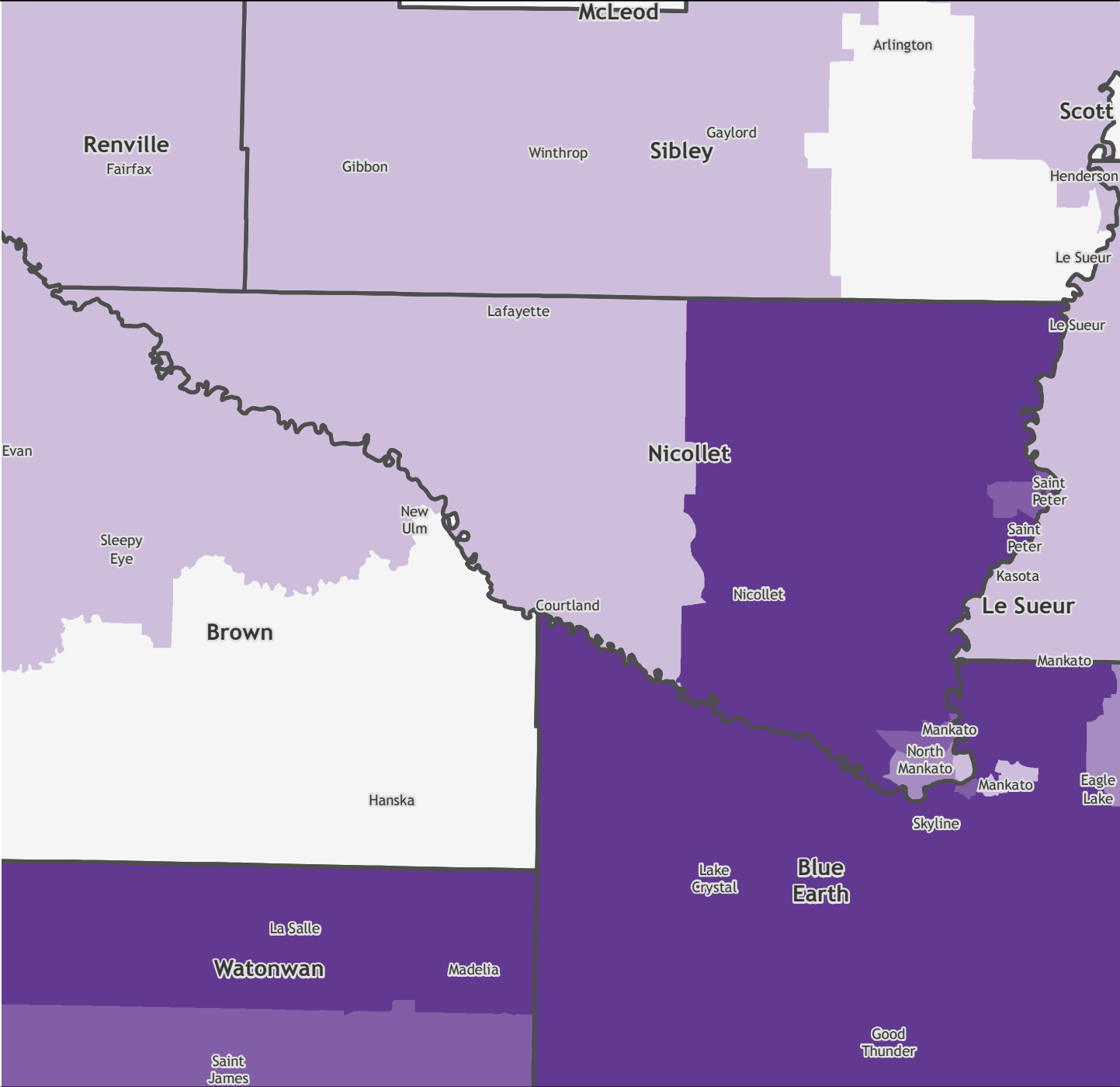
4.5  
Miles



21) Median Age of Housing Stock (in Years)

Nicollet County

- 0-29 (Years Old)
- 30-38
- 39-47
- 48-60
- 61-74

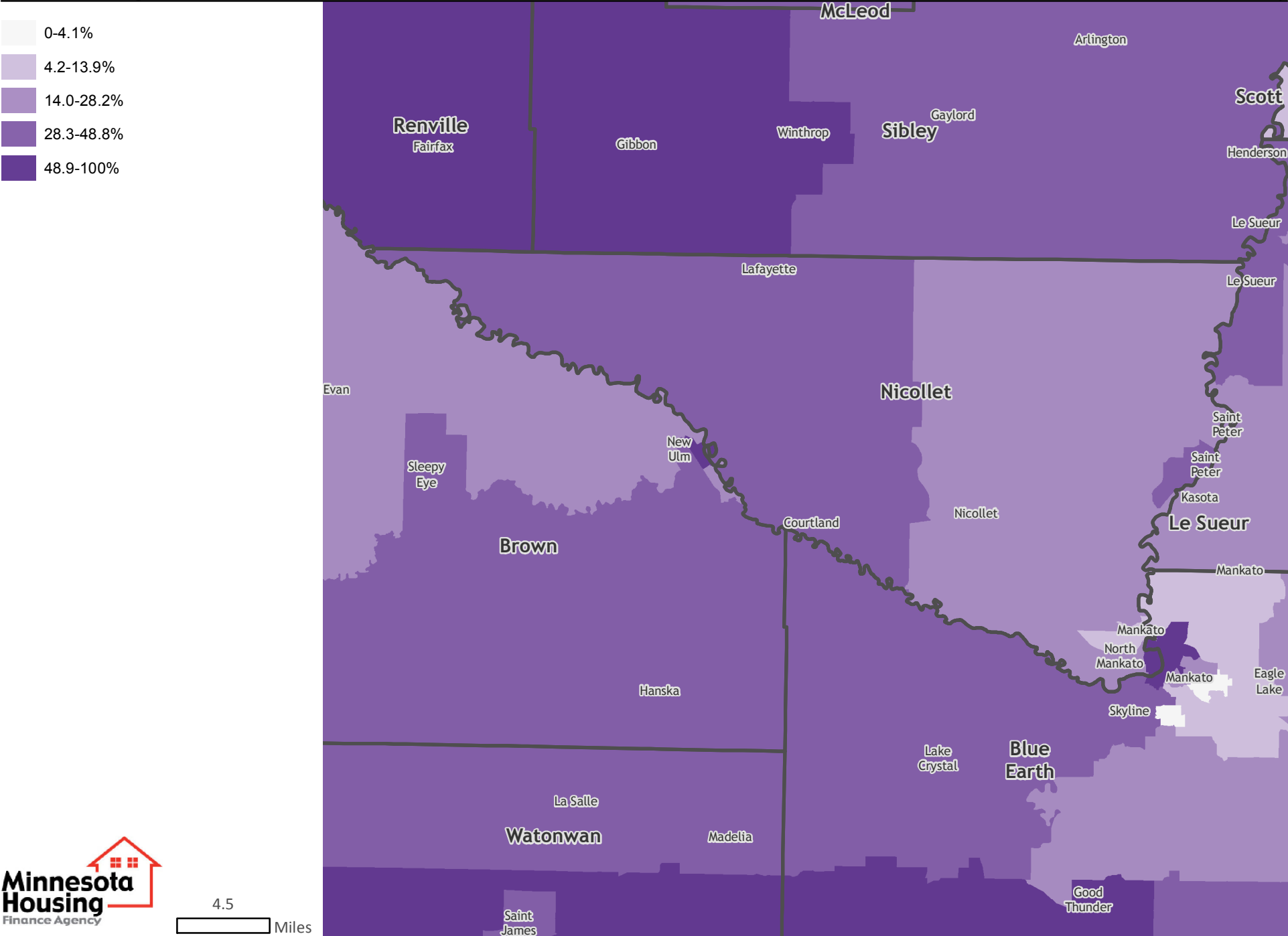


4.5 Miles

Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

22a) Percentage of Owned Units Built Before 1950

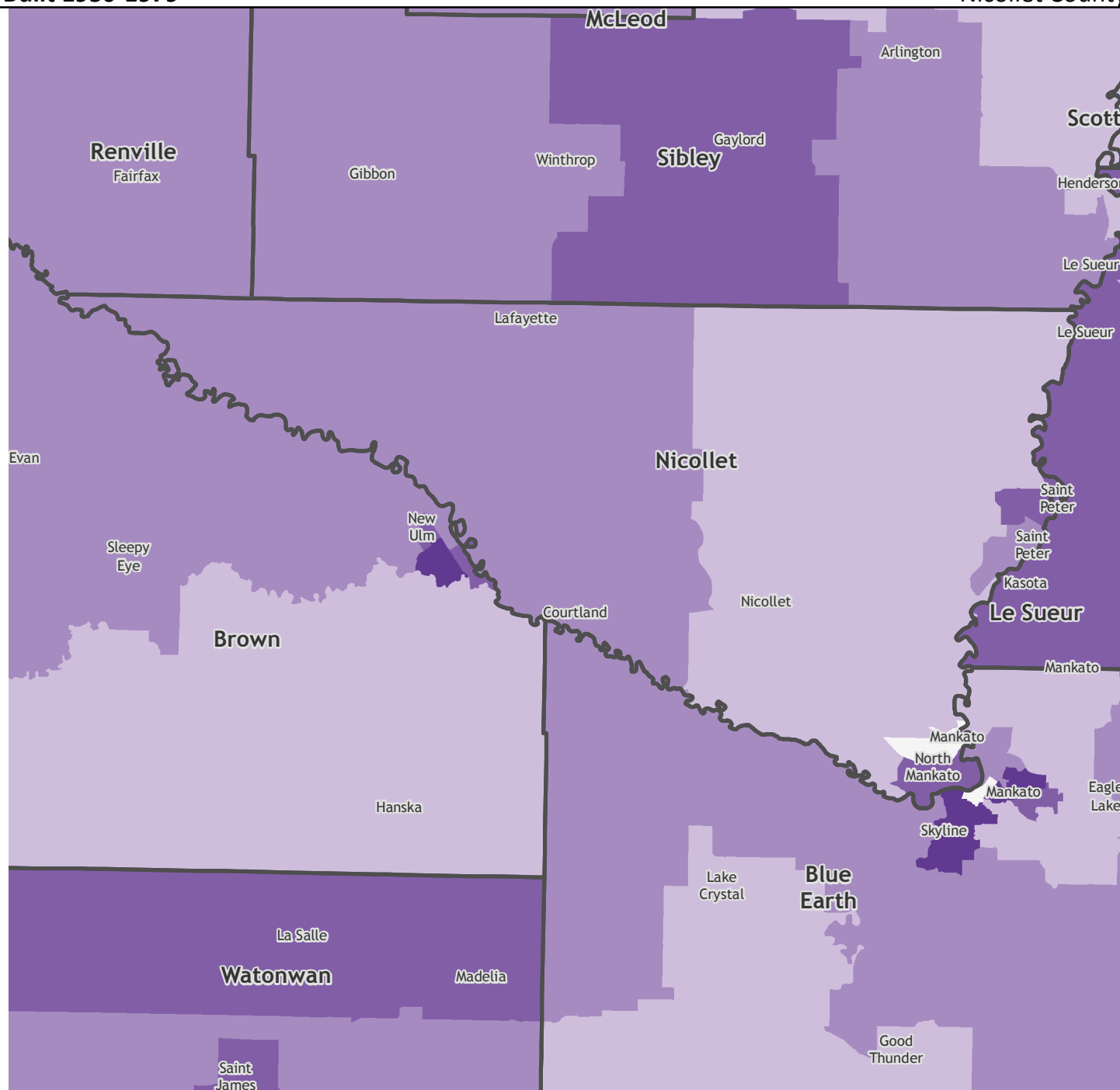
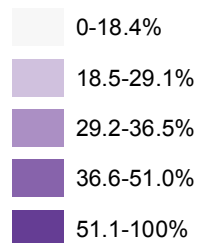
Nicollet County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

## 22b) Percentage of Owned Units Built 1950-1979

Nicollet County

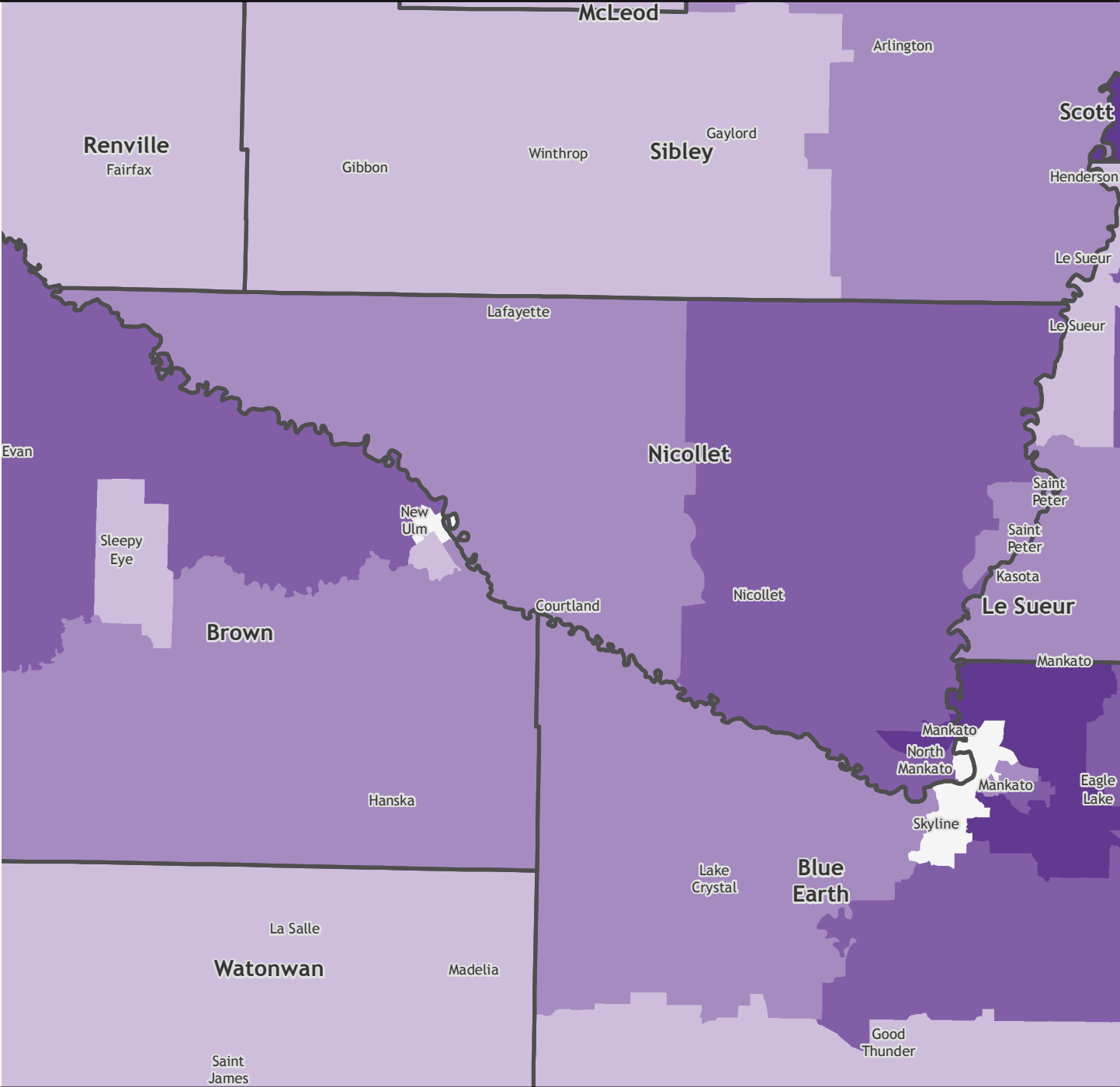




22c) Percentage of Owned Units Built 1980 and Later

Nicollet County

- 0-11.1%
- 11.2-23.8%
- 23.9-41.6%
- 41.7-59.6%
- 59.7-100%



4.5 Miles

Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

## 23a) Median Home Sales Price in 2014 (Metro Only, All Transactions)

Nicollet County

/// Insufficient Data

\$164,701-\$189,960

\$189,961-\$213,000

Includes all transactions.

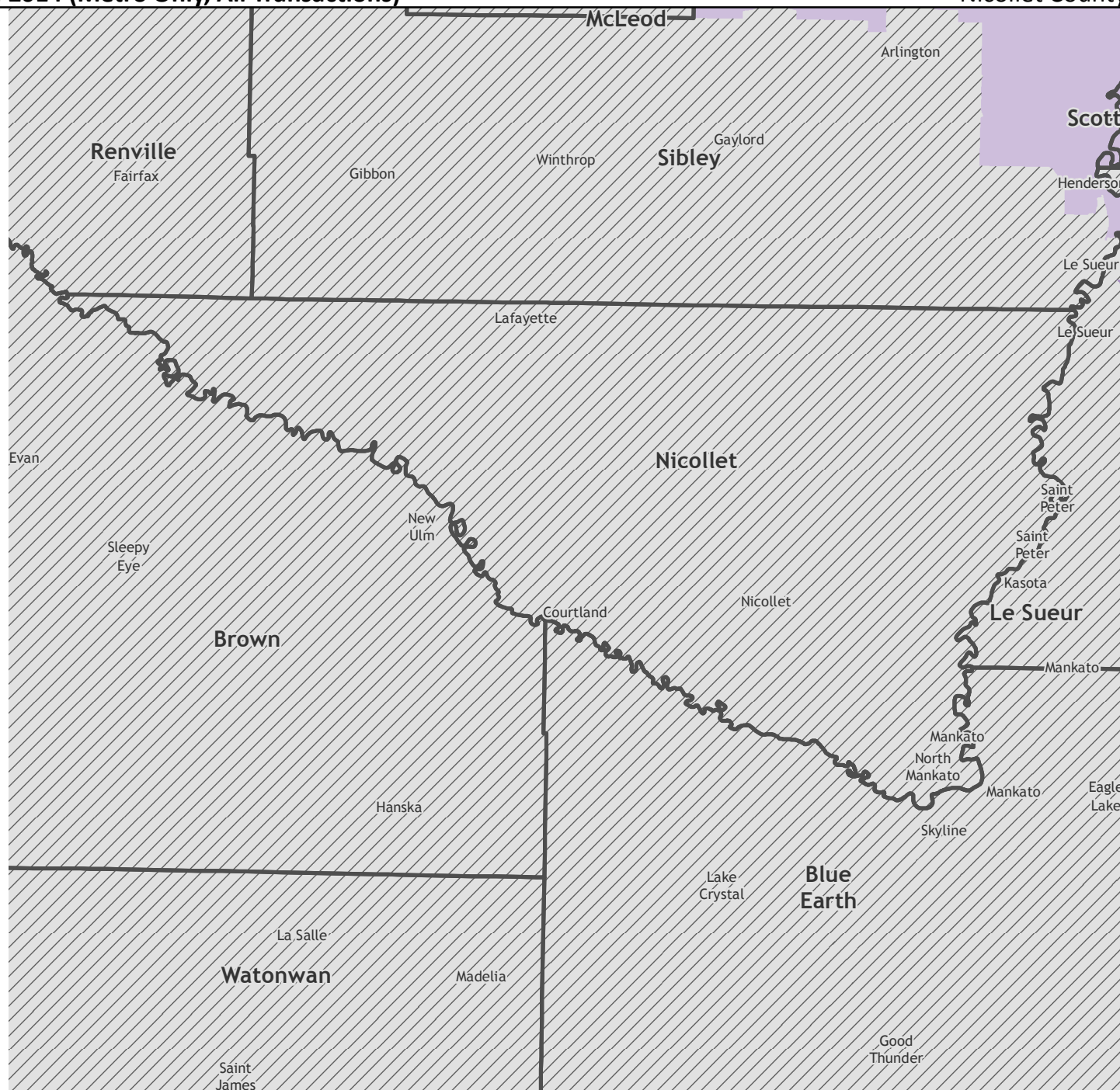
Excludes zip codes with fewer than 10 sales.

Data allocated to tracts from zip code data.

Data available only for Twin Cities Metro.

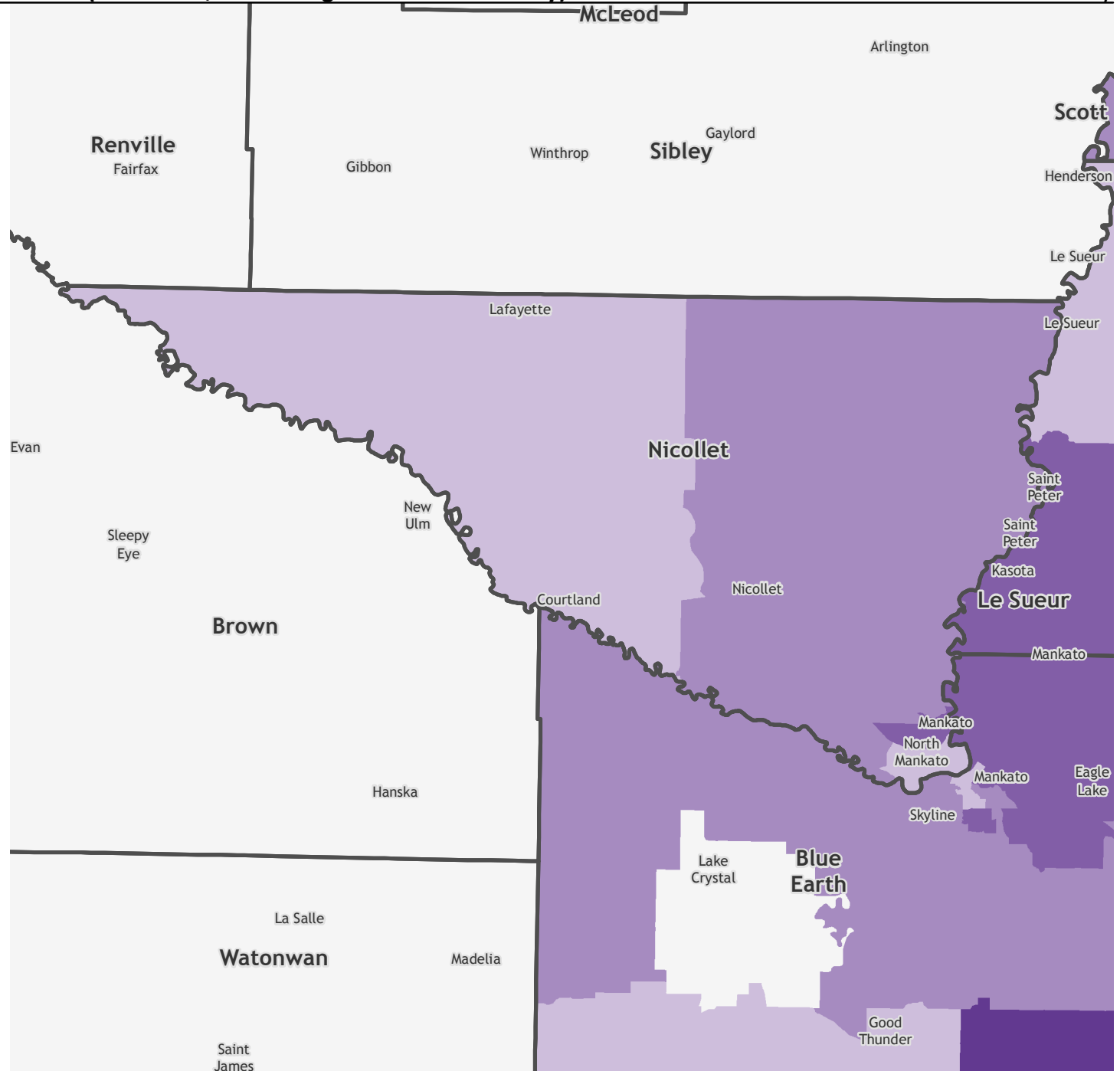
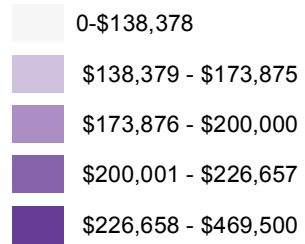


4.5  
Miles



## 23b) Median Homes Sales Price in 2013 (Statewide, Arms Length Transactions Only)

Nicollet County



Includes only open-market, arms-length transactions. Excludes lender-mediated and short sales.\* city level data summarized / assigned to census tracts. Cities have a minimum of 10 sales.



4.5 Miles

## 24a) Change in Median Sales Price (2013-2014, Metro Only, All Transactions)

Nicollet County

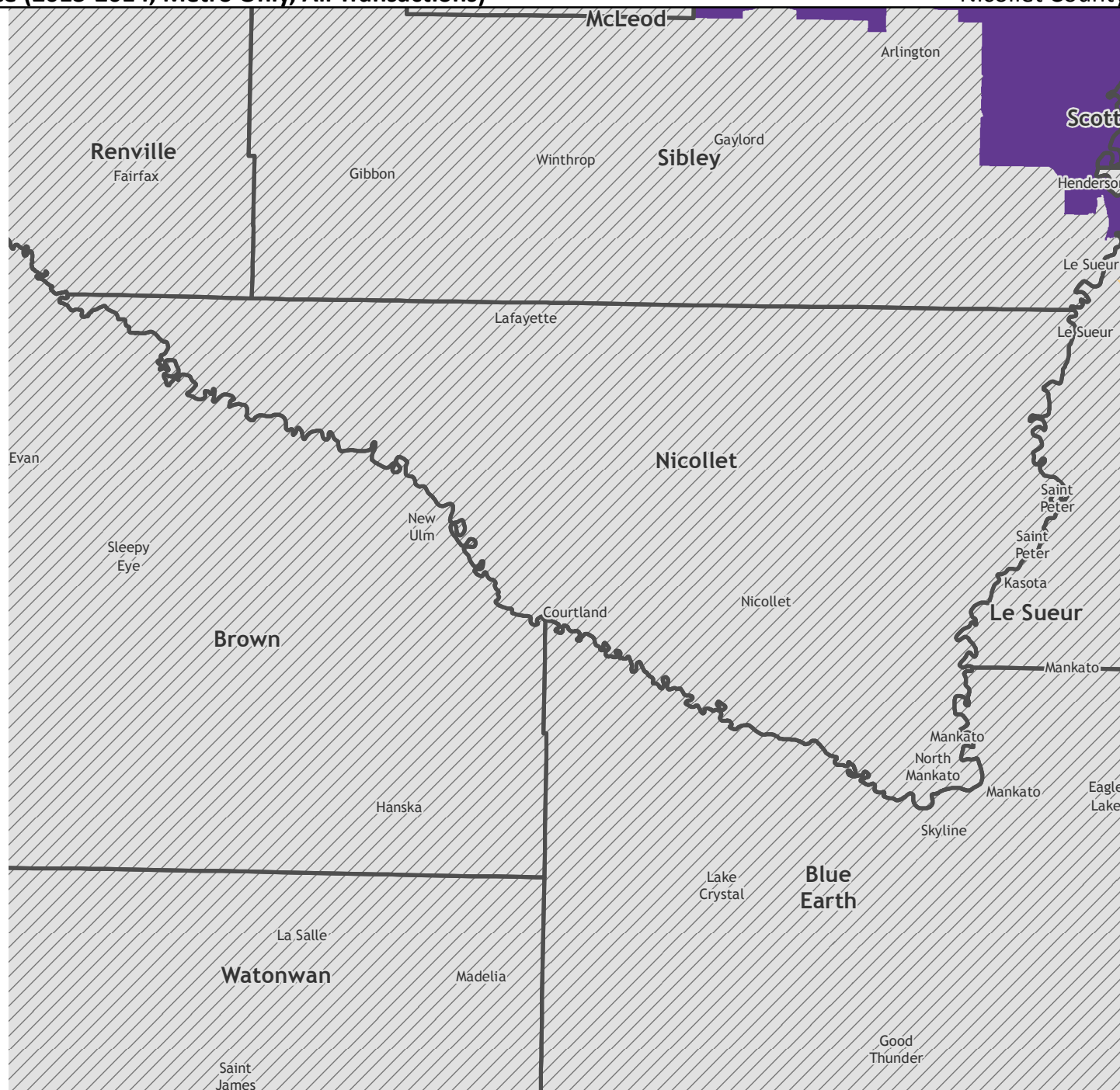
/// Insufficient Data

Decrease

>9.4% Gain

Includes all transactions.  
Excludes zip codes with fewer than 10 sales.

\* data allocated to tracts from zip code data.  
Data available only for Twin Cities Metro.



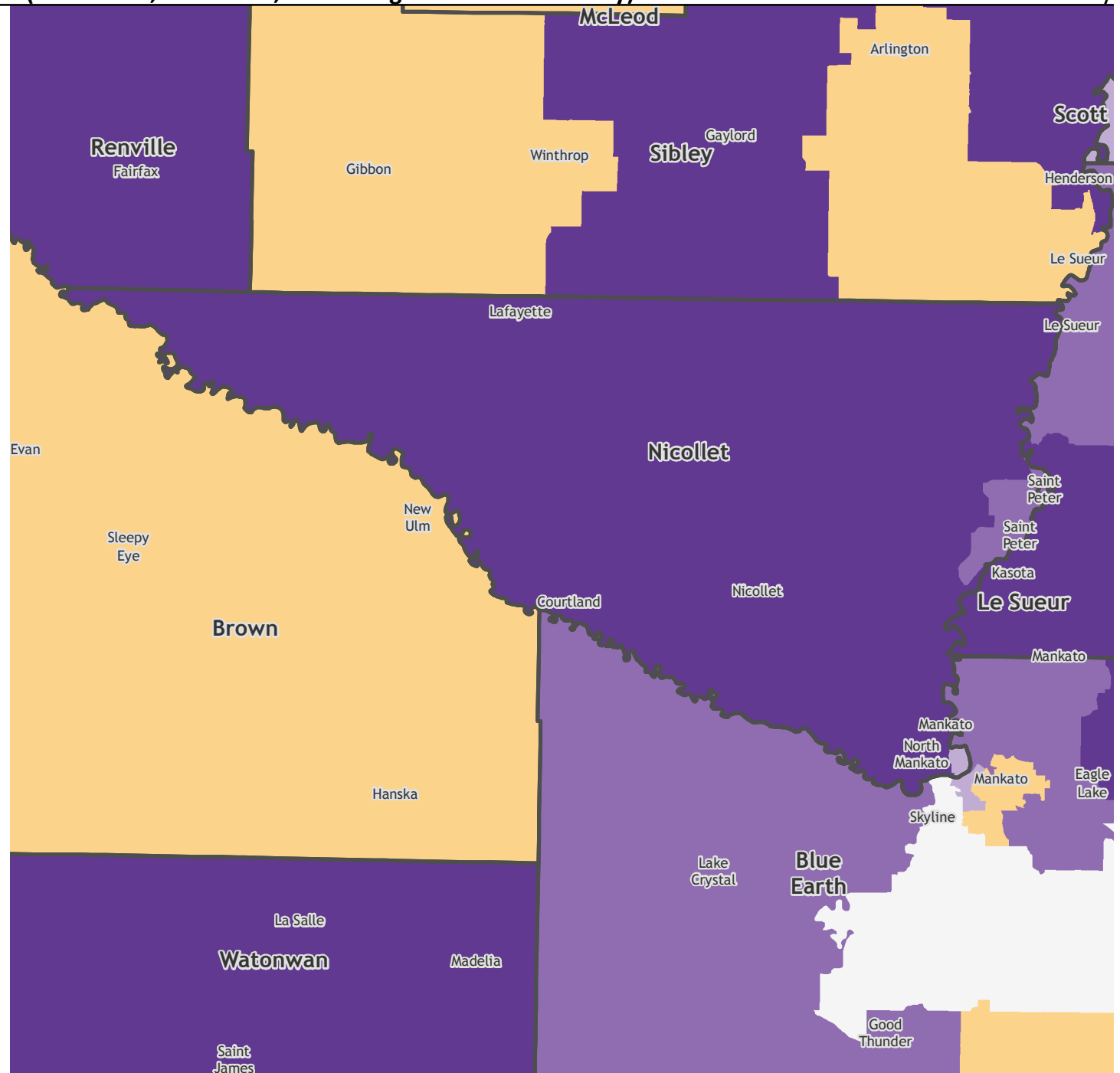
4.5 Miles

## 24b) Change in Median Sales Price (2012-2013, Statewide, Arms Length Transactions Only)

Nicollet County

- Decrease
- 0-4.2% Gain
- 4.3-6.0% Gain
- 6.1-11.1% Gain
- >11.1% Gain

Includes only open-market, arms-length transactions. Excludes lender-mediated and short sales.\* city level data summarized / assigned to census tracts. Cities have a minimum of 10 sales.





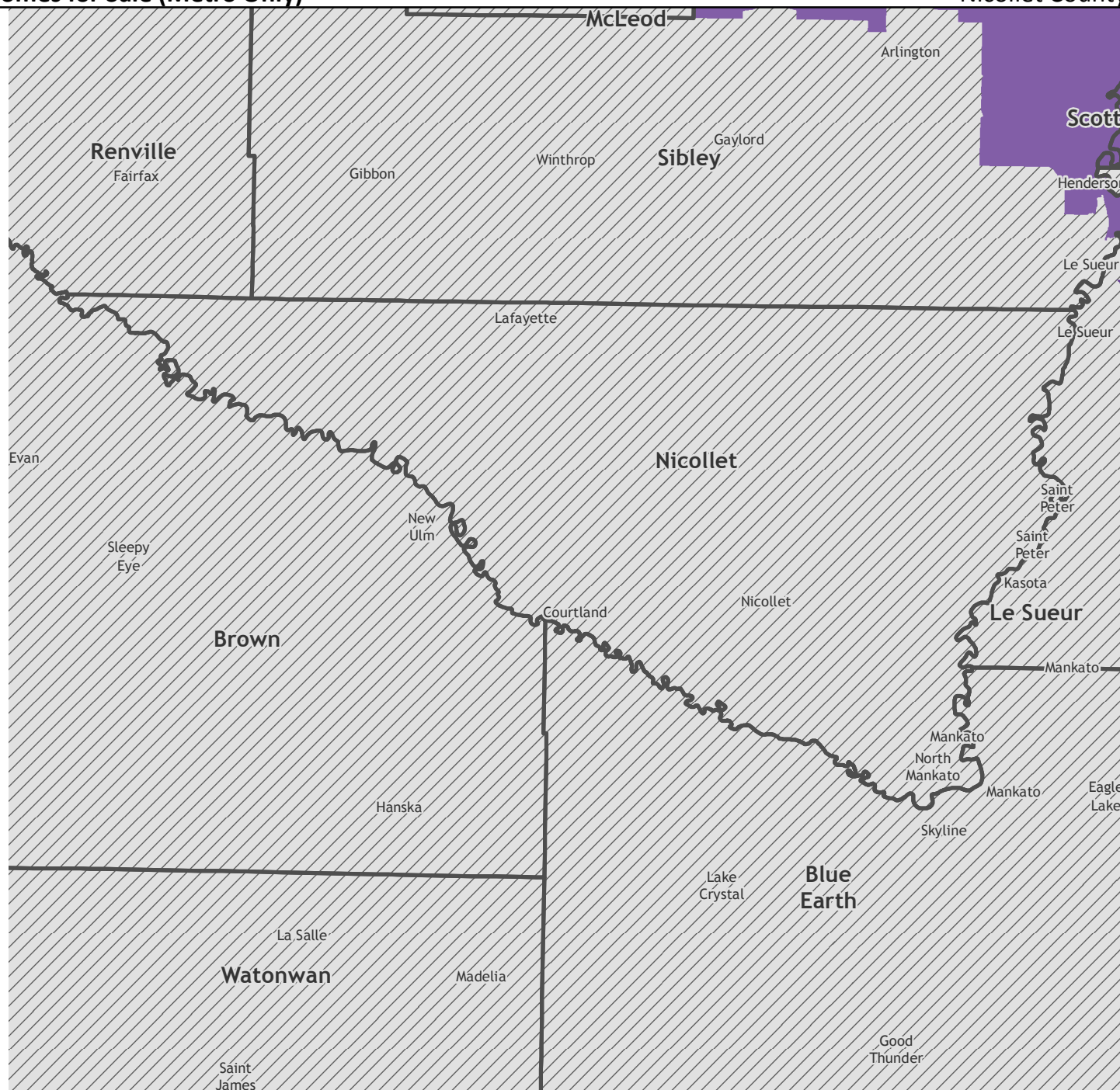
## 25) Average Month's Supply of Homes for Sale (Metro Only)

Nicollet County

/// Insufficient Data

2.9-3.3

3.4-7.6



For 4th Quarter 2014

Data allocated to tracts from zip code data.

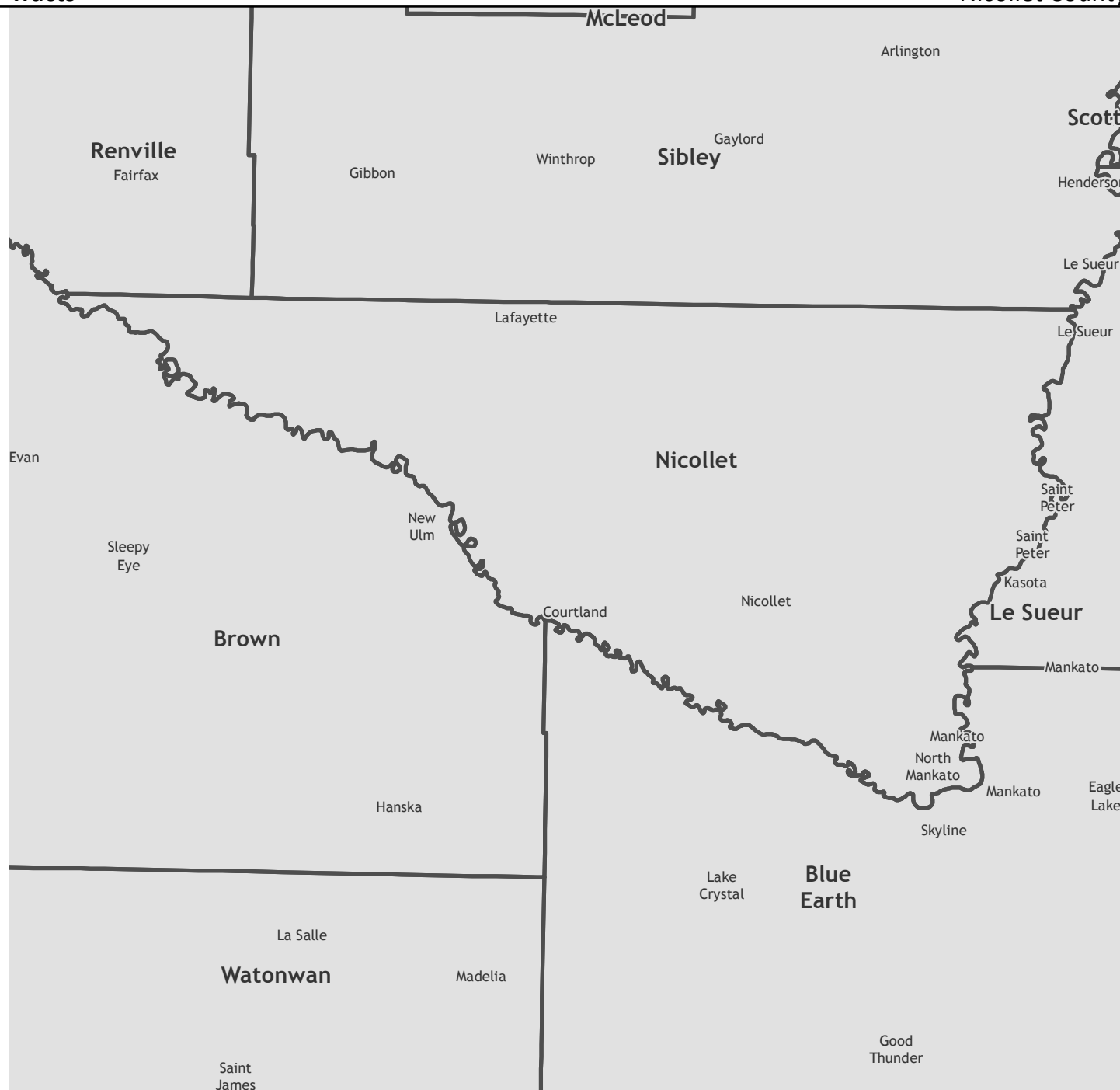
Data available only for Twin Cities Metro.



4.5  
Miles

## 26) Economic Integration Priority Tracts

Nicollet County



4.5 Miles

Source: Minnesota Housing analysis of American Community Survey and Longitudinal Employer/Household Dynamics Data from the US Census.

27) Location Efficiency (RFP Points for Access to Transit)

Nicollet County



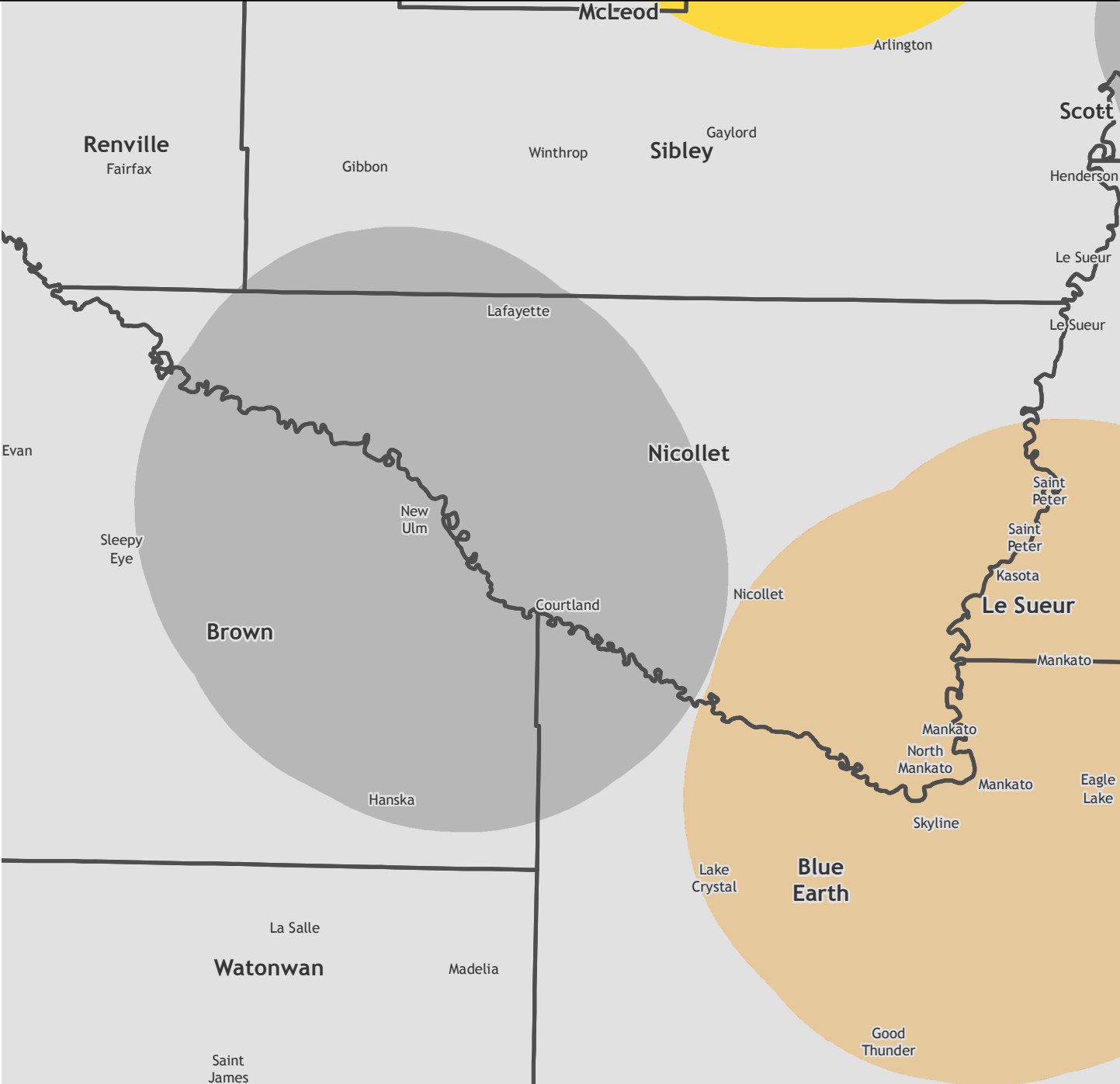
Source: Minnesota Housing analysis of transit data from Metro Transit, Duluth Transit Authority, St. Cloud, Rochester, and Moorhead bus systems.



28) Workforce Housing Areas

Nicollet County

- Type
- Job Center and Growth Community
  - Job Growth Community
  - Job Growth and Long Commute Community
  - Long Commute Community



4.5 Miles

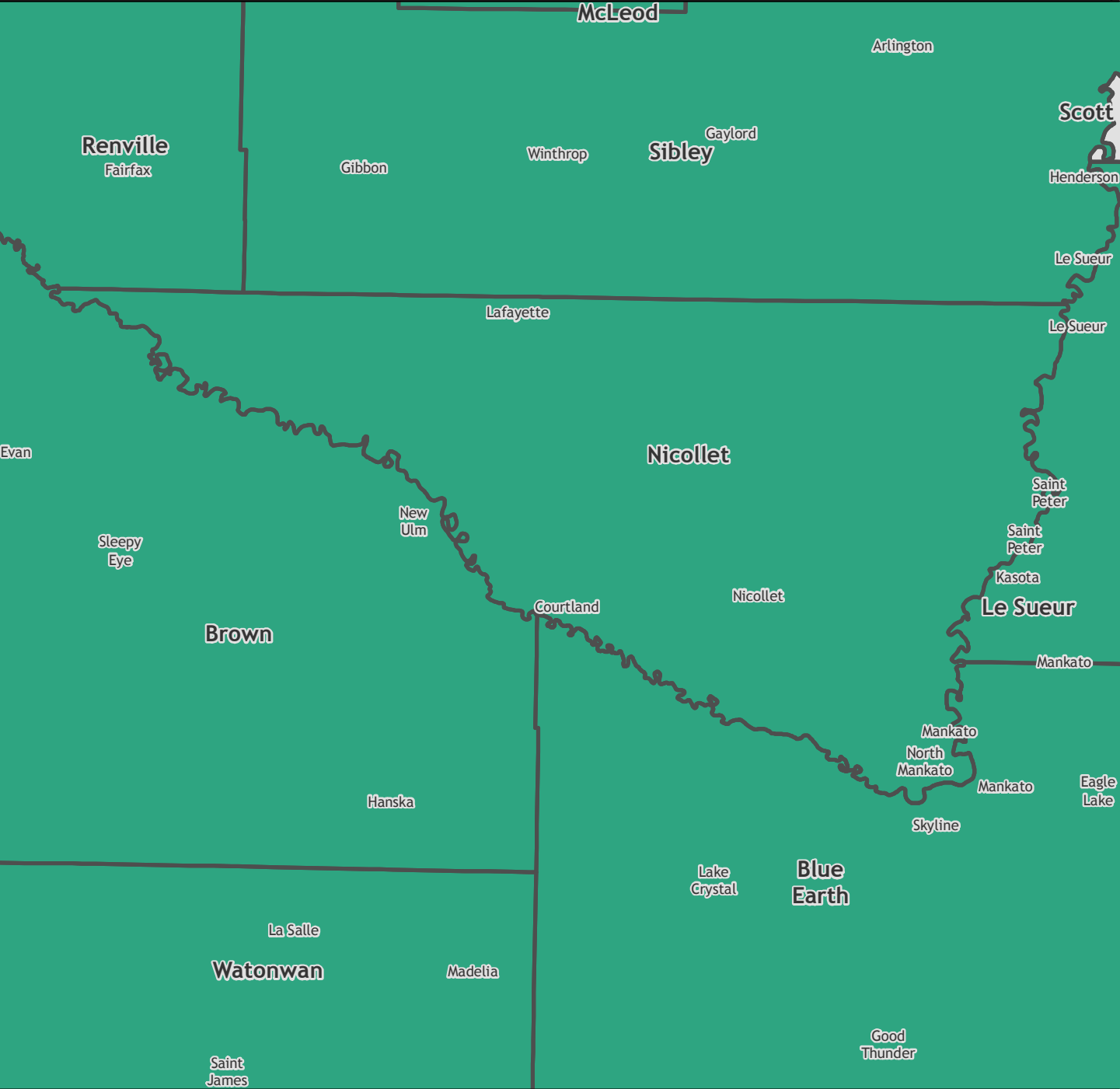
Source: Minnesota Housing analysis of MN Department of Employment and Economic Development Quarterly Census of Employment and Wages data.

29) Rural Designation

Nicollet County

Type

Rural Area



4.5 Miles

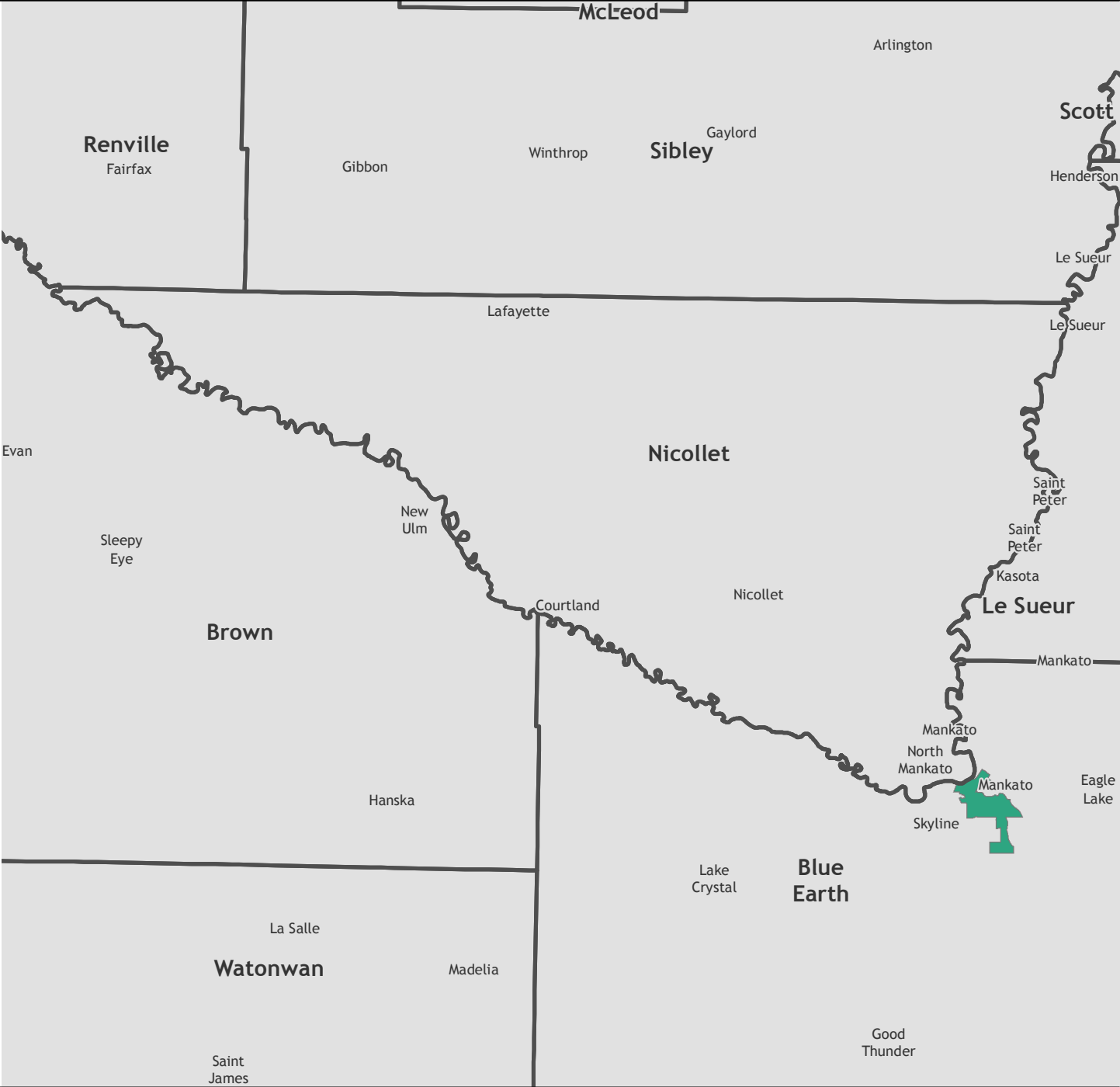
Source: Minnesota Housing

30) Qualified Census Tracts and Reservation Areas

Nicollet County

Type

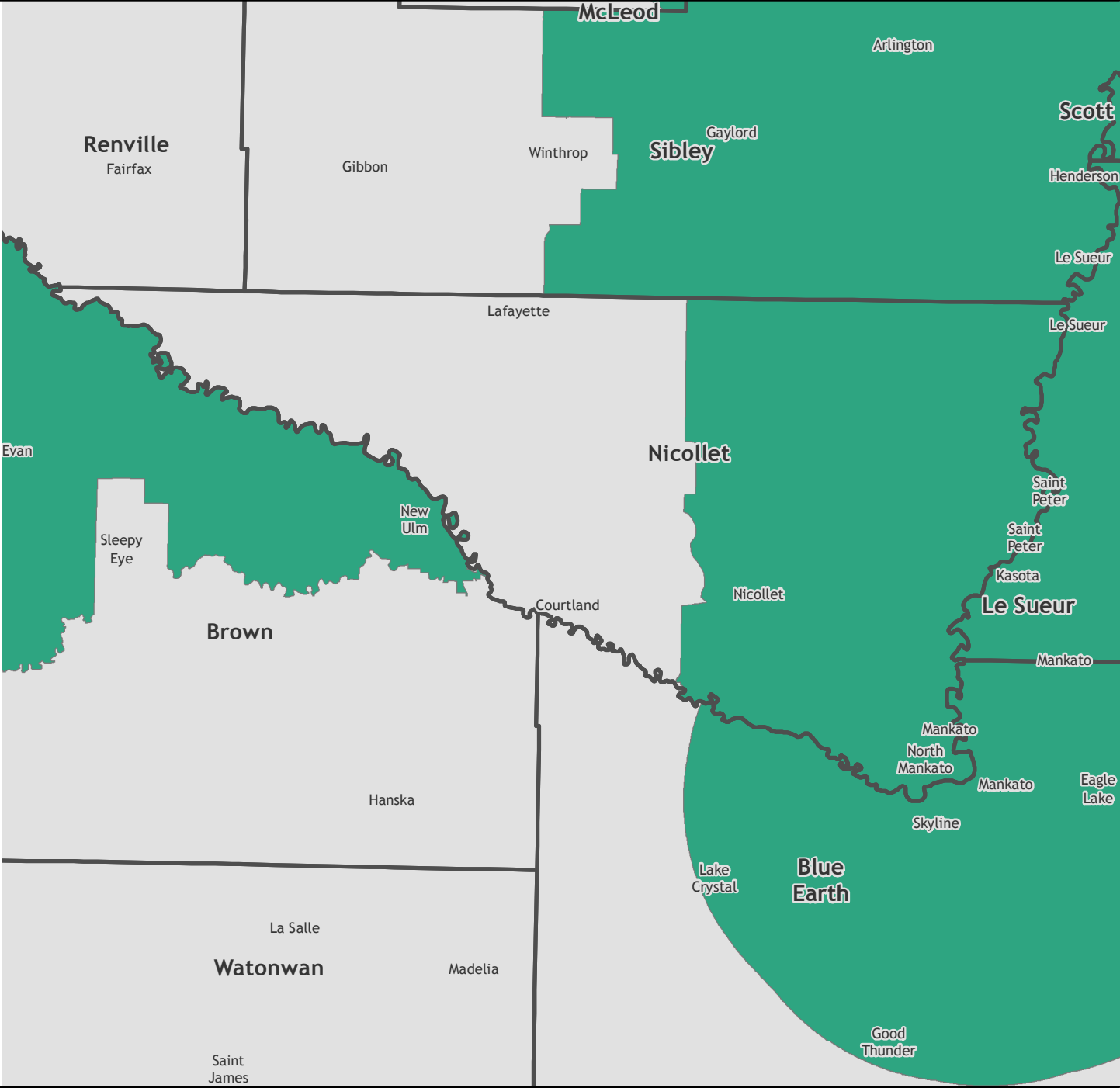
Eligible QCT



31) Preservation Geographic Priority Areas

Nicollet County

Type  
Preservation



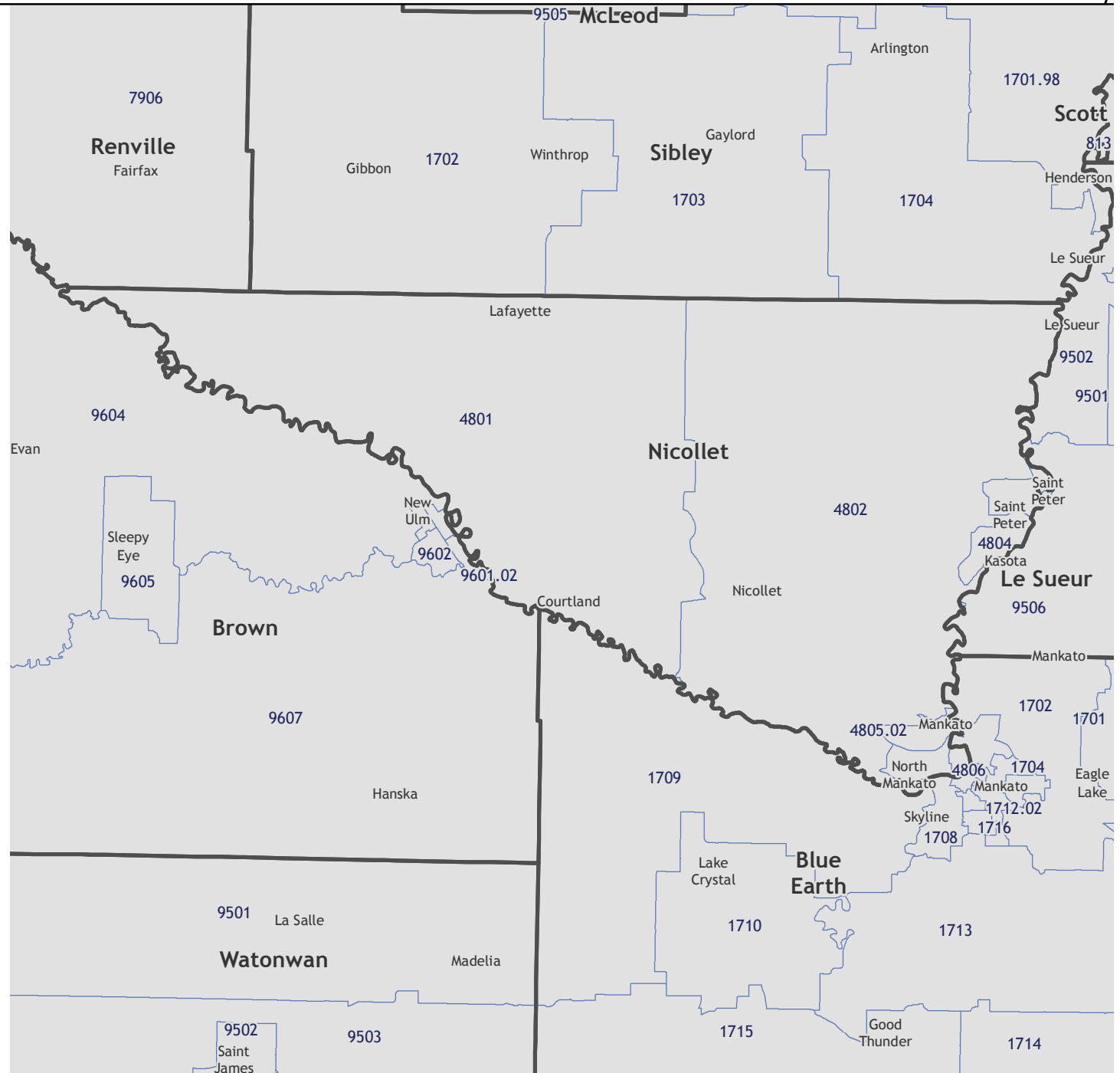
4.5  
Miles

Source: Minnesota Housing

### 32) Census Tract Boundaries

Nicollet County

2010 Tracts



4.5 Miles

Source: US Census Tiger 2010.

### 33) Regional Areas of Analysis

Nicollet County

- Greater Minnesota
- Non Metro MSA
- Twin Cities 7 County Metro

For analysis purposes, Minnesota Housing breaks the state into three regions for evaluating jobs, incomes, and currency based values:

Twin Cities Metro,

Counties outside of the 7 County Metro and in an MSA, and

Greater Minnesota



4.5  
Miles

Source: Minnesota Housing, US Census

